- **LOCK UP SHOP TO LET**

- **EXCELLENT LOCATION**

- **SUITABLE FOR A VARIETY OF USES**

- **485 SQ FT**

- **RENT £23,500 PAX**

21 HIGH STERET, RUISLIP, HA4 7AU	£23,500 per annum exclusive

LOCATION
Well located at the historic northern end of this attractive High Street in a good visible position. Loading bay in front of the shops and on-street pay and display parking plus public car park nearby (first 30 minutes free). Numerous multiple retailers are nearby including Sainsbury's Local, Marks & Spencer, Tesco, Boots and Superdrug.

DESCRIPTION
Well presented lock-up shop with full height glazed shop front. Currently trading as an estate agent. Staff WC and kitchenette. Suitable for a variety of uses.

ACCOMMODATION
The approximate net internal floor areas are as follows:-

Shop	485 sq ft

TERMS
The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT
£23,500 per annum exclusive

RATES
Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £14,250

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS
The ingoing tenant to bear the landlord's reasonable legal costs.

EPC
An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (122)

VIEWING
Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL