

VDBM

Chartered Surveyors

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143 HIGH STREET, RUISLIP, HA4 8JY

£25,000 PER ANNUM EXCLUSIVE

- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES
- (CLASS E)
- NEW LEASE
- PARKING

LOCATION

Ruislip is an affluent West London suburb within the London Borough of Hillingdon. The premises are located close to Kingsmead and Pembroke Road, within easy walking distance to Ruislip Station which serves the Metropolitan and Piccadilly Lines.

DESCRIPTION

A ground floor shop in Ruislip High Street occupying a prime location. There is good public parking. National nearby occupiers include Sainsbury's, Iceland, Tesco, Boots, WHSmith, Barclays, Lloyds, HSBC, Santander and Nationwide.

ACCOMMODATION

The ground floor unit comprising of 660 sq ft is available with a kitchenette and WC.

The premises benefits from 2-3 car parking spaces located within the rear yard area.

TERMS

A new Full Repairing and Insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£25,000 per annum exclusive

RATES

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

Rateable value £20,000

Rates payable £9,800 (2021/22)

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

LEGAL COSTS

Each party to bear their own legal costs.

EPC

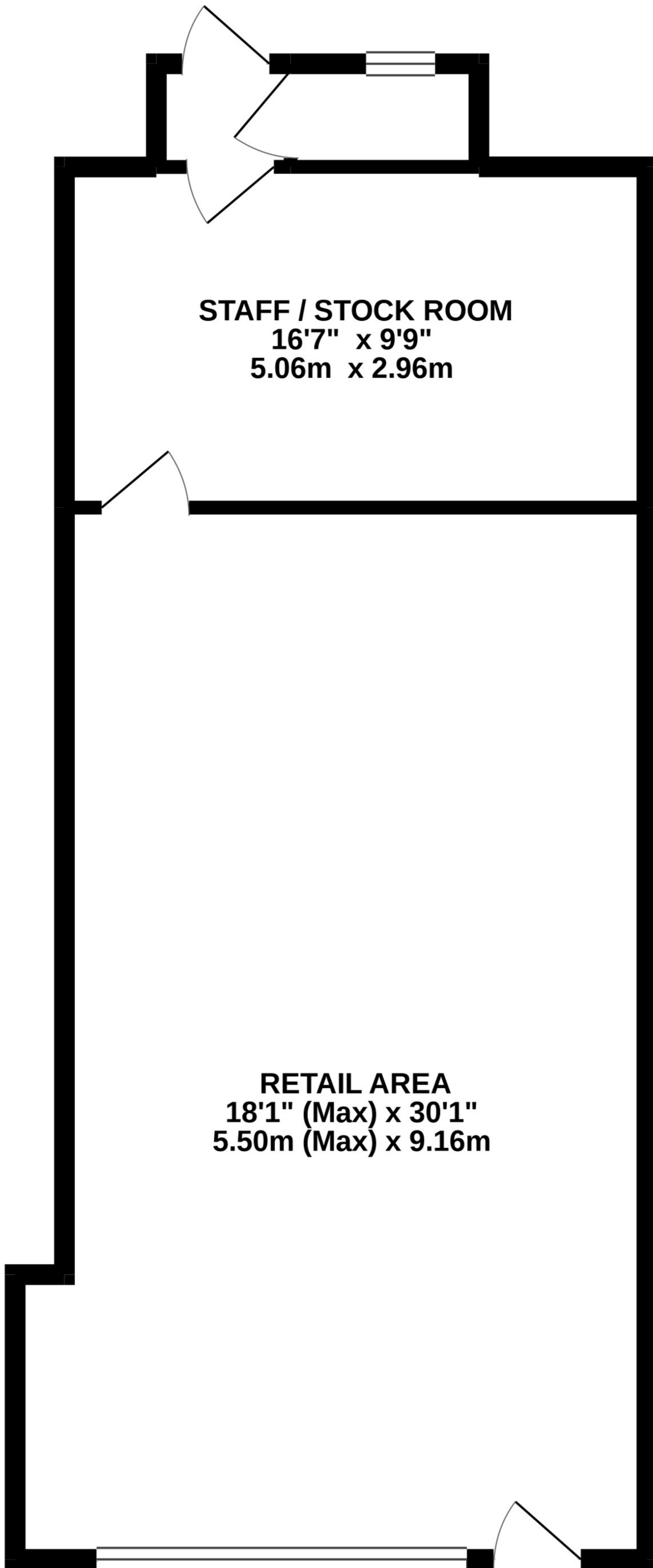
An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of TBC

VIEWING

Strictly by appointment through VDBM on 01923 845222.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

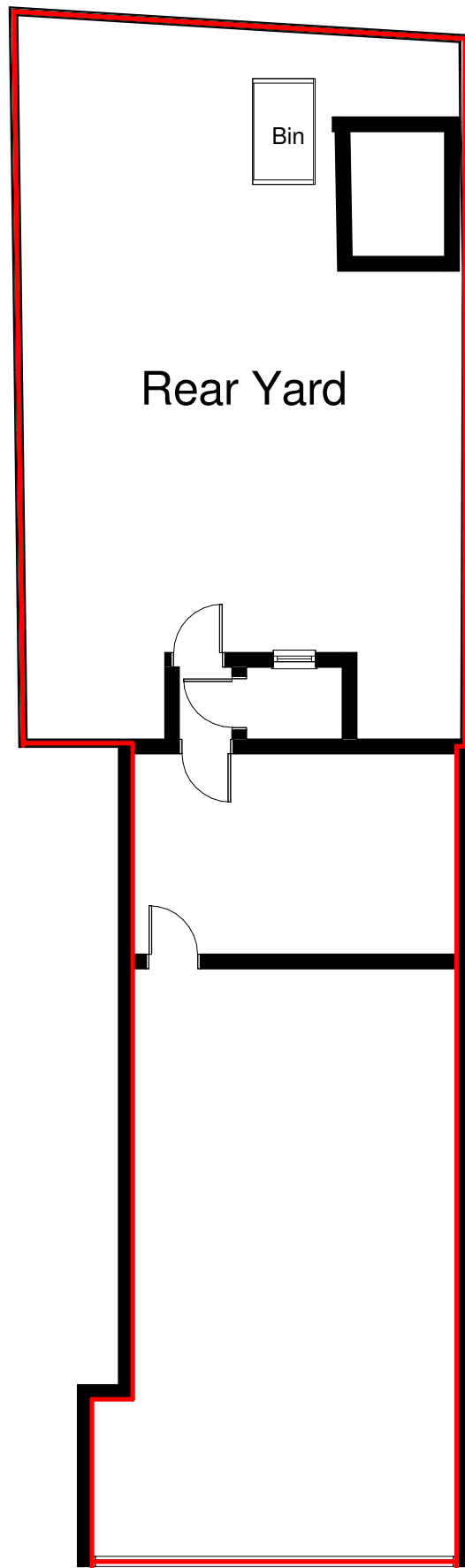


HIGH STREET, RUISLIP, HA4 8JY

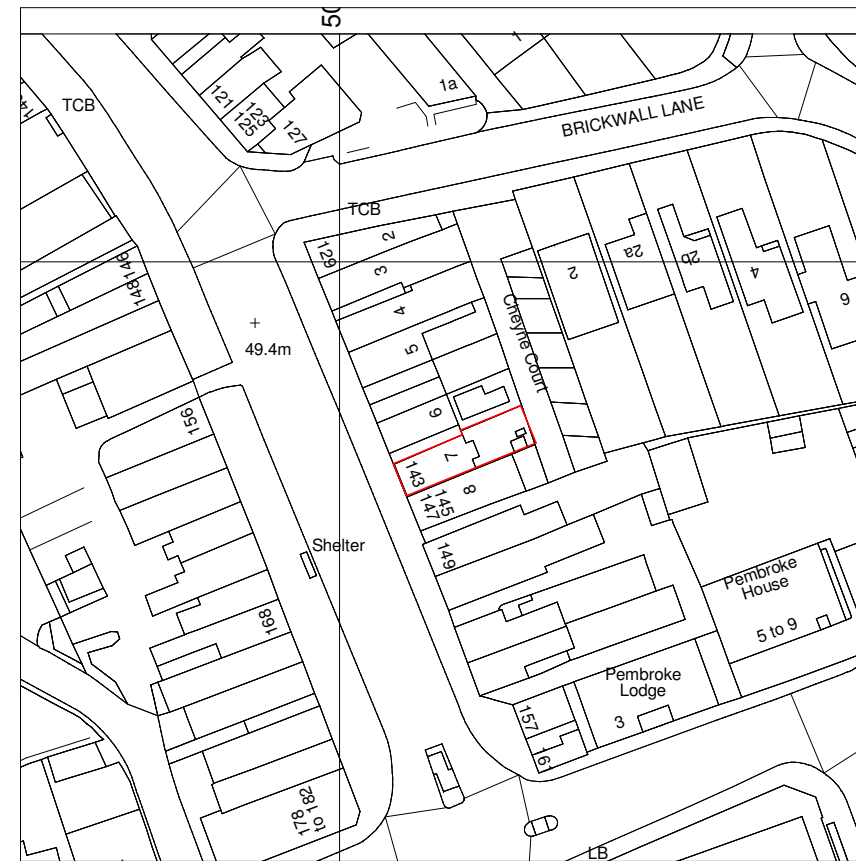
TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

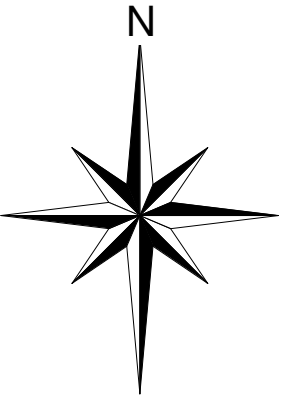
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00 Ground Floor
1 : 100

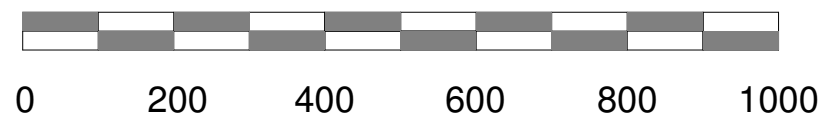


OS
1 : 1250



Red line denotes area to which lease refers
North point set for OS Map

Scale 1:100



Telephone: 07949 796688

PROJECT
143 High Street, Ruislip,
HA4 8JY

DRAWING TITLE
Lease Plans A3

SCALE	DATE	DRAWN BY
As indicated	27/09/21	EN

DRAWING NUMBER	CHECKED BY
1	TS