

VDBM

Chartered Surveyors

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132 HIGH STREET, RUISLIP, HA4 8LL

£26,000 per annum exclusive

LOCATION

Located in a prominent block in the heart of Ruislip, the property benefits from its prime position in High Street. Ruislip Tube Station is only a short walk away, helping to generate footfall. The pitch features many national retailers including Tesco Express, McDonald's, Caffé Nero, costa, M&S, Specsavers and Foxtons nearby.

DESCRIPTION

The premises are currently trading as "Jenny's Café and Restaurant". Our client has instructed us to seek offers in the region of "125,000 for the benefit of the leasehold interest and all fixtures and fittings. A list of equipment within the property is available upon request.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Gross Frontage	18.6 ft
Net Frontage	16.3 ft
Return Frontage	7.1 ft
Internal Width	17.4 ft
Ground Floor	<u>834 sq ft</u>
Total	834sq ft

PRIME PITCH

RETURN FRONTAGE

BUSINESS AS A GOING CONCERN

RESTAURANT / CAFÉ USE

TERMS

The property is available by way of a 15 year effective full repairing and insuring lease subject to 5 yearly upward only rent reviews which commenced in July 2021.

RENT

£26,000 per annum exclusive

RATES

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

Rateable value £26,500

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 C (70).

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL

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.