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PRIME LOCATION

SUITABLE FOR A VARIETY OF USES

(CLASS E)

NEW 999 YEAR LEASE

1,819 SQ FT (169 SQM)

106 PEMBROKE ROAD, RUISLIP, HA4 8NW

Offers in the region of £725,000

LOCATION

The premises are located just a one minute walk from Ruislip Manor (Metropolitan and Piccadilly Lines) Station and a selection of cafés, restaurants, shops and pubs

DESCRIPTION

A brand new modern development fronting onto Pembroke Road close to the junction with Victoria Road.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor

1,819 sq ft

TERMS

The lease is for 999 years.

RENT

Offers in the region of £725,000 PLUS vat

RATES

To be assessed.

POSSESSION

Vacant possession February 2022.

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) is available upon request.

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.

