

6 WEEK COMPLETION



SITUATION

Located adjacent to West Ruislip Mainline Station, directly opposite Ruislip Golf Centre, just under a mile from Ruislip Underground Station (Metropolitan and Piccadilly Line) and the High Street (A4180) serving the surrounding residential area.

West Ruislip lies between Ruislip and Ickenham just north of RAF Northolt, enjoying easy access to the A40 Western Avenue which links with the M25 (J16) approximately 12 miles north-west of Central London.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Units 1 & 2	Ground Floor 2 Shops Gross Frontage 37'1" Internal Width 36'7" Shop Depth 42'4" Area Approx 1,550 sq.ft including Shower Room & 2 WC's				Previously let at £23,000 p.a.
VACANT					
Units 3 & 4	Ground Floor 2 Shops (Not Inspected)	Various (Take-away & Convenience Store)	Each 99 years less 10 days from 25th December 1960	£3,000	Each FRI. Each £1,500 p.a. Rent Reviews 2023 & 2044 similar to head-lease.
TOTAL				£3,000 plus	2 Vacant Shops

PROPERTY

Units 1 & 2 comprise **2 Ground Floor intercommunicating Shops** with A2 use formerly occupied as a Metropolitan Police Satellite Office but could easily be converted back into 2 units.

The units are partitioned internally and have suspended ceilings, perimeter trunking/cabling and cool comfort air conditioning.

Units 3 & 4 comprise **2 Ground Floor Shops.**

TENURE

Leasehold for a term of 99 years from 25th December 1960 at a ground rent of £5,900 p.a. with reviews in 2023 & 2044 based on 16.66% of open market rental value. (Thus having approx. 45 years unexpired)

Gross Income
£3,000 per annum
Plus 2 Vacant Shops

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**



JOINT AUCTIONEERS
Lancaster Brown 83 Stanmore Hill, Stanmore Hill,
Middlesex HA7 3DZ Tel: 020 8385 7007 Ref: G Silver Esq

VENDOR'S SOLICITORS
B D Laddie & Co – Tel: 020 7963 8585
Ref: S. Fiaca Esq – Email: s.fiaca@bdladdie.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts