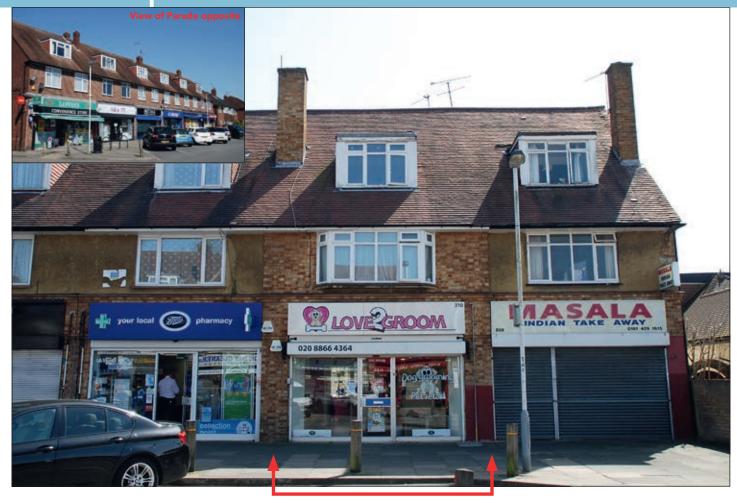
LOT 30

210 Whitby Road, Ruislip, Middlesex HA4 9DY



SITUATION

Located within this established parade close to the junction with Queens Walk, adjacent to a **Boots** and near a **McColls** and **Coral** and variety of specialist businesses all serving the surrounding residential area.

Ruislip lies approximately 7 miles south of Watford and 12 miles north-west of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** arranged over first and second floors. In addition, the property benefits from front lay-by customer parking, a rear service road for unloading as well as a **Garage and Rear Yard**.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'0"
Shop Depth	29'10
Built Depth	37'2"
WC	

First and Second Floor Flat

4 Rooms, Kitchen, Bathroor	m/WC
GIA	Approx. 955 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **E. Moss Ltd (not in occupation) (T/O for Y/E 31/3/14 £404,000, Pre-Tax Profit £933,000 and Net Worth £14.2m – Holding Company is Alliance Boots Holdings Limited)** for a term of 15 years from 24th June 2003 at a current rent of **£15,500 per annum** exclusive.

Note 1: The entire property has been sub-let to an individual trading as Love 2 Groom at £18,600 p.a.

Note 2: The adjacent flat (No. 212A), which we believe to be identical in size, was sold in 2015 for $\pm 250,000$.

£15,500 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS Chambers Solicitors – Tel: 01753 522 204 Ref: A. Lall Esq – Email: aqbal@chamberssolicitors.co

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