



**SITUATION**

Located within this well known shopping centre, opposite the junction with The Oaks, and amongst such multiples as **Boots Opticians, Café Rouge, A-Plan, Baskin Robbins, Sue Ryder, Barclays, KFC** and others. Ruislip is an affluent residential area, being approximately 12 miles north-west of central London and 7 miles from Heathrow Airport.

**PROPERTY**

An unbroken parade on a **Site Area of approx. 6,340 sq ft** comprising:

- A **Ground Floor Shop** with separate front access to **Self-Contained Offices** on the first floor.
- **3 single storey Ground Floor Shops.**
- A **Ground Floor Shop** with internal access to **4 Treatment Rooms** on the first floor.
- **Front Parking for approx. 7 cars plus Rear Service Area.**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£116,350 p.a. rising to £117,900 in 2016**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page



**Note 1: There may be potential to partially or fully convert the property to residential use which could include the addition of an upper part above Nos. 19-23, all of which is subject to obtaining possession and the necessary consents.**

**Note 2: 6 Week Completion.**

**VENDOR'S SOLICITORS**  
Macrory Ward – Tel: 020 8440 3258  
Ref: Ms Martina Ward – Email: martina@macroryward.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



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Shop)	Gross Frontage 25'5" Return Frontage 10'9" Internal Width 23'11 (max) Shop & Built Depth 33'2" WC	<b>Michael Pitfield (Framers)</b>	10 years from 24th June 2010	£24,250	FRI
No. 17a (First Floor Offices)	Area Approx. 1,336 sq ft Male & Female WCs <b>Plus front parking for approx 7 cars.</b>	<b>David Durn Legal Services LLP (Solicitors)</b>	10 years from 21st March 2013	£20,000	FRI <b>Rent Review 2018.</b>
No. 19 (Shop)	Gross Frontage 17'4" Internal Width 17'0" Shop & Built Depth 30'3" WC	<b>Christine Unwin &amp; Simon Unwin (Jewellers)</b>	12 years from 24th June 2010	£17,050 <b>(Rising to £17,825 in June 2016)</b>	FRI <b>Rent Review 2018.</b>
No. 21 (Shop)	Gross Frontage 18'0" Internal Width 17'2" Shop & Built Depth 30'3" WC	<b>Orchard Property Services (Sales) Limited (with Gaurantor) (Estate Agents)</b>	12 years from 24th June 2010	£17,050 <b>(Rising to £17,825 in June 2016)</b>	FRI <b>Rent Review 2018. £7,750 Rent Deposit held.</b>
No. 23 (Shop)	Gross Frontage 18'10" Internal Width 16'11" Shop & Built Depth 30'3" WC	<b>Stephen Kanter (Alteration Tailors having 2 branches)</b>	10 years from 12th December 2011	£15,000	FRI <b>Rent Review 2016.</b>
No. 25 (Shop & First Floor)	<b>Ground Floor Shop</b> Gross Frontage 25'3" Internal Width 23'5" Shop & Built Depth 46'7" Incl. 4 Treatment Rooms & 2 WCs <b>First Floor</b> 4 Treatment Rooms & Shower Room/WC Area Approx. 585 sq ft	<b>Aunchalee Vannasut (Thai Massage)</b>	10 years from 16th May 2006	£23,000	FRI (subject to a schedule of condition)
<b>TOTAL</b>				<b>£116,350 (rising to £117,900 in 2016)</b>	