



SITUATION

Located within this established parade close to the junction with Queens Walk and amongst multiples such as **Boots**, **McColls**, **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

An end of terrace 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 and a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'6" Internal Width 16'4" narrowing to 12'11" Shop Depth 28'11" Built Depth 79'4" Rear Store/Office Area Approx. 539 sq ft WC	A. Reed (t/a The Grape Vine)	10 years from 13th October 2010	£10,000	FRI
First & Second Floor Flat	Not Inspected	2 Individuals	999 years from 22nd October 2015	Peppercorn	FRI
TOTAL				£10,000	

£10,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS
Metcalf Copeman Pettefar LLP – Tel: 01733 865 880
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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