



**SITUATION**

Located in this well established parade amongst a host of multiples such as **Pizza Hut, Tesco Express, Budgens, William Hill, Coral** and a large variety of local traders being within 100 yards of Ruislip Manor Underground Station (Metropolitan & Piccadilly Lines). Ruislip Manor is a popular commuter suburb lying approx. 12 miles north west of Central London with good road links via the A40 (M) Western Avenue.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

**VAT is applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 16'9" Shop Depth 48'5" Built Depth 55'2" Area Approx. 800 sq ft WC plus Kitchen area	<b>Arkwest Ltd (Photographic Printing)</b>	10 years from 22nd December 2014	£16,500	FRI <b>Rent Review &amp; Tenant's Break 2019</b>
First & Second Floor Flat	Not Inspected	<b>Island Air Ltd</b>	999 years from 3rd April 2000	Peppercorn	FRI
<b>TOTAL</b>				<b>£16,500</b>	

**£16,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
Axiom Stone - Tel: 020 8422 1181  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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