



**SITUATION**

Occupying a prominent position close to the Junction with Ickenham Road, adjacent to **WH Smith** and amongst such other multiples as **M&S Simply Food, Halifax, Costa, Pizza Express, Boots Pharmacy, Tesco Express, KFC, NatWest, Lloyds Bank** and many others as well as being approx. 500 yards distance to Ruislip Underground Station (Piccadilly & Metropolitan Lines).  
Ruislip is a busy commuter suburb lying approx. 12 miles north-west of Central London with good road links via the A40 (M) Western Avenue.

**PROPERTY**

An attractive and substantial terraced building comprising a deep **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** on the first, second and third floors. In addition, the property benefits from a rear service road for unloading and parking.

**TENANCY**

The entire property is let on a full repairing and insuring lease (excluding latent or inherent defects) to **The Edinburgh Woollen Mill Limited as a Fashion Retailer (having 265 branches) (T/O for Y/E 27/2/16 £168.7m, Pre-Tax Profit £24.68m and Shareholders' Funds £144.8m)** for a term of 15 years from 25th December 2006 at a current rent of **£61,000 per annum** exclusive.

Rent Reviews 2016 outstanding.

**£61,000 per annum**

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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**ACCOMMODATION<sup>1</sup>**

**Ground Floor Double Shop**

Gross Frontage	28'8"
Built Depth	109'10"
Area	Approx 2,423 sq ft <sup>2</sup>

**First Floor Flat**

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

**Second & Third Floor Flat**

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

<sup>1</sup> Not inspected.

<sup>2</sup> Area from VOA.

**Note: There may be development potential on the rear flat roof, subject to obtaining the necessary consents.**



