



## SITUATION

Occupying a prominent position close to the junction with King Edwards Road, adjacent to **KFC** and **Co-op Funeralcare** and amongst such other multiples as **Barclays Bank**, **WHSmith**, **Boots Pharmacy**, **Costa**, **NatWest**, **Wenzels**, **HSBC**, **Tesco Express** and many others as well as being approx. 500 yards distant to Ruislip Underground Station (Piccadilly & Metropolitan Lines).

Ruislip is a busy commuter suburb lying approx. 16 miles north-west of central London with good road links via the A40(M) Western Avenue.

## PROPERTY

A mid-terraced building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first floor and second floor/loft. In addition, the property benefits from rear access off King Edwards Road.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage	17'5"
Built Depth	114'9"
Area	Approx. 1,593 sq ft <sup>2</sup>

### First Floor Ancillary Storage

Area	Approx. 1,087 sq ft <sup>2</sup>
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### Second Floor/Loft

Area	Approx. 431 sq ft <sup>3</sup>
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### Total Area

**Approx. 3,111 sq ft**

<sup>1</sup>Not internally inspected by Barnett Ross.

<sup>2</sup>Area taken from Vendor's floor plans.

<sup>3</sup>Area taken from VOA.



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There is potential to convert the rear of the shop, the first floor and the second floor/loft all into Residential Use, subject to obtaining the necessary consents.**

**Note 2: Floor Plans available from the Auctioneers.**

# Vacant Shop & Upper Part with Potential Residential Development

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Freemans Solicitors

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