

**6 WEEK COMPLETION**

View Opposite the Property



**SITUATION**

Located in a prominent trading position on this busy High Street at the junction with Ickenham Road amongst such multiple traders as **WH Smiths, Marks & Spencer Food, Boots, Vodafone, Costa Coffee, HSBC, Bang & Olufsen** and many more. Ruislip Underground Station (Metropolitan and Piccadilly Lines) is within easy walking distance from the property. Ruislip lies approximately 7 miles south of Watford and 12 miles north-west of Central London.

**PROPERTY**

A terraced property comprising a **Ground Floor Shop** with separate rear access by way of a service road to a **Self-Contained Maisonette** on first and second floors.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Internal Width 19'0" narrowing to 9'9" Shop Depth 46'0" Built Depth 85'0" WC				<b>VACANT</b>
First and Second Floor Maisonette	2/3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from April 2012	£11,400	

<b>TOTAL</b>	<b>£11,400 Plus Vacant Shop</b>
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**£11,400 per annum Plus Vacant Shop**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Wedlake Bell LLP - Tel: 020 7395 3000  
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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 £275 (including VAT) upon exchange of contracts