# LOT **19**

Units 1–4 West Ruislip Station, Ickenham Road, Ruislip, Middlesex HA4 7DW



#### SITUATION

Located adjacent to West Ruislip Mainline Station, directly opposite Ruislip Golf Centre, just under a mile from Ruislip Underground Station (Metropolitan and Piccadilly Line) and the High Street (A4180) serving the surrounding residential area.

West Ruislip lies between Ruislip and Ickenham just north of RAF Northolt, enjoying easy access to the A40 Western Avenue which links with the M25 (J16) approximately 12 miles north-west of Central London.

### VAT is NOT payable in respect of this Lot

#### PROPERTY

Units 1 & 2 comprise **2 Ground Floor intercommunicating Shops** with A2 use formerly occupied as a Metropolitan Police Satellite Office but could easily be converted back into 2 units.

The units are partitioned internally and have suspended ceilings, perimeter trunking/cabling and cool comfort air conditioning.

Units 3 & 4 comprise 2 Ground Floor Shops.

#### TENURE

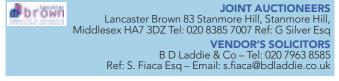
Leasehold for a term of 99 years from 25th December 1960 at a ground rent of £5,900 p.a. with reviews in 2023 & 2044 based on 16.66% of open market rental value. (Thus having approx. 45 years unexpired)

## **TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Units 1 & 2	Ground Floor 2 ShopsGross Frontage37'1"Internal Width36'7"Shop Depth42'4"Area Approx1,550 sq.ftincluding Shower Room & 2 WC's	VACANT			Previously let at £23,000 p.a.
Units 3 & 4	Ground Floor 2 Shops (Not Inspected)	Various (Take-away & Convenience Store)	Each 99 years less 10 days from 25th December 1960	£3,000	Each FRI. Each £1,500 p.a. Rent Reviews 2023 & 2044 similar to head-lease.
			TOTAL	£3,000 plus 2 Vacant Shops	

# Gross Income £3,000 per annum Plus 2 Vacant Shops

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



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