



**SITUATION**

Located within this established parade close to the junction with Queens Walk, adjacent to a **Boots** and near a **McColls** and **Coral** and variety of specialist businesses all serving the surrounding residential area. Ruislip lies approximately 7 miles south of Watford and 12 miles north-west of central London.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** arranged over first and second floors. In addition, the property benefits from front lay-by customer parking, a rear service road for unloading as well as a **Garage and Rear Yard**.

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

**FREEHOLD**

**£15,500 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'0"
Internal Width	16'0"
Shop Depth	29'10"
Built Depth	37'2"
WC	

**First and Second Floor Flat**

4 Rooms, Kitchen, Bathroom/WC	
GIA	Approx. 955 sq ft

**TENANCY**

The entire property is let on a full repairing and insuring lease to **E. Moss Ltd (not in occupation) (T/O for Y/E 31/3/14 £404,000, Pre-Tax Profit £933,000 and Net Worth £14.2m – Holding Company is Alliance Boots Holdings Limited)** for a term of 15 years from 24th June 2003 at a current rent of **£15,500 per annum** exclusive.

**Note 1: The entire property has been sub-let to an individual trading as Love 2 Groom at £18,600 p.a.**

**Note 2: The adjacent flat (No. 212A), which we believe to be identical in size, was sold in 2015 for £250,000.**

**VENDOR'S SOLICITORS**  
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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 £500 (including VAT) upon exchange of contracts