

FREEHOLD RESTAURANT INVESTMENT FOR SALE PLUS FLAT

36 HIGH STREET, RUISLIP HA4 7AN

01923 845 222
property@vdbm.co.uk



VDBM
Chartered Surveyors

KEY FEATURES

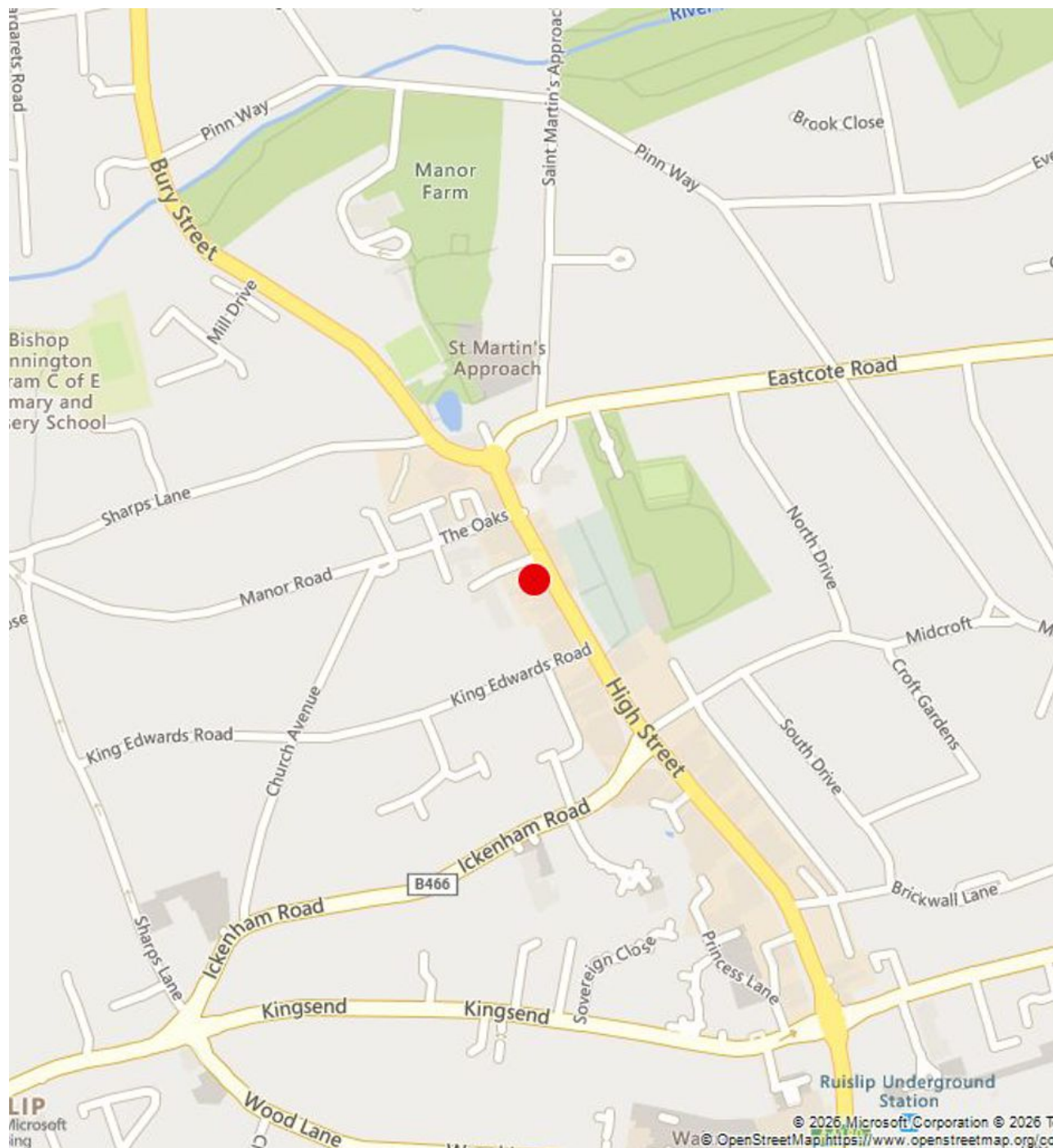
- FREEHOLD MIXED USE INVESTMENT OPPORTUNITY
- PRIME HIGH STREET LOCATION
- REFURBISHED RESTAURANT
- LARGE GLAZED SHOP FRONT
- FULLY EQUIPPED COMMERCIAL KITCHEN
- FLAT LET TO A COMPANY

LOCATION

Occupying a prominent position on Ruislip High Street, this property benefits from exceptional visibility within one of North West London's most established and vibrant retail and leisure destinations.

The High Street is home to a wide variety of independent businesses, national retailers, cafés, restaurants and everyday amenities, generating strong pedestrian footfall throughout the day and evening. Ruislip Underground Station (Metropolitan and Piccadilly Lines) is within easy walking distance, providing direct connections into Central London and the wider Underground network, whilst excellent road links via the A40, M40 and M25 ensure convenient access across London and the Home Counties.

The combination of a thriving commercial environment, affluent residential catchment and outstanding transport connections makes this an ideal investment opportunity.







DESCRIPTION

An exceptional freehold mixed-use investment and owner-occupier opportunity comprising a fully refurbished and beautifully presented restaurant premises with substantial residential accommodation above.

The ground floor offers an impressive, contemporary dining area finished to a high standard, providing seating for approximately 50-60 covers, complemented by a fully equipped commercial kitchen with extraction system, preparation areas, service counter, ample storage, covered external storage yard and ancillary staff facilities. The upper floors provide extensive residential accommodation currently arranged as multiple lettable bedrooms with modern bath and shower rooms, offering excellent potential for staff accommodation, HMO use (subject to the necessary consents) or additional rental income.

The property has been well maintained throughout and is presented in excellent decorative order, allowing an incoming purchaser to commence trading immediately with minimal capital expenditure.



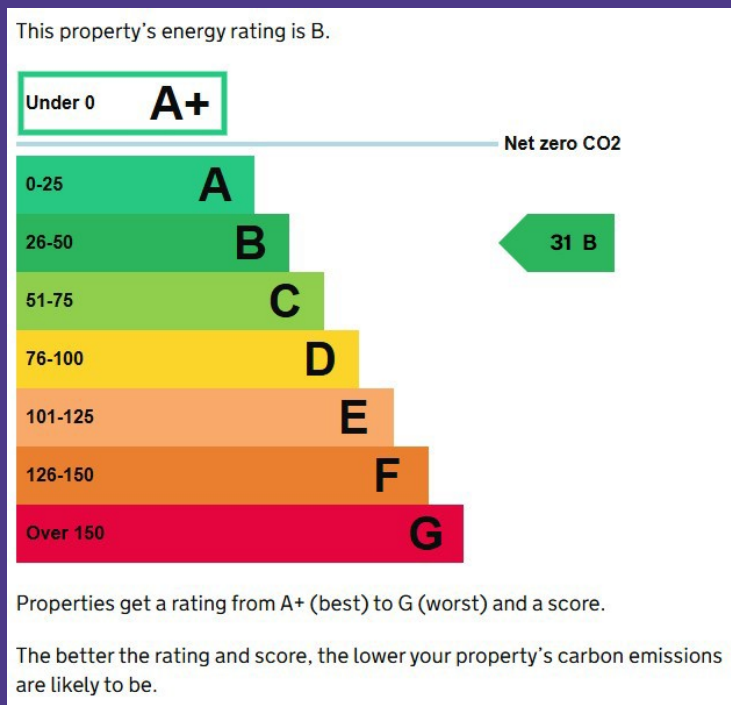
ACCOMMODATION	SQ FT	SQ M	
RESTAURANT	700	65.03	
KITCHEN	244	22.67	
GARDEN	277	25.73	
STORE	50	4.64	
FLAT			

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy ratings as follows:-

Shop - B (31)

Flat - C (74)



PRICE

£995,000 Guide price

TERMS

The property is available freehold subject to the existing leases.

Ground Floor Lease - the restaurant is let on a lease expiring 29th January 2032 at a rent of £35,000 pax with the next rent review due in January 2027.

Upper Parts Lease - Let on a 5 year lease to HNC Property Solutions Ltd from 1st November 2022 at a rent of £2,950 pcm.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

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