

TO LET - RETAIL/RESTAURANT/TAKEAWAY

71 HIGH STREET, RUISLIP HA4 8JB

01923 845 222
property@vdbm.co.uk



KEY FEATURES

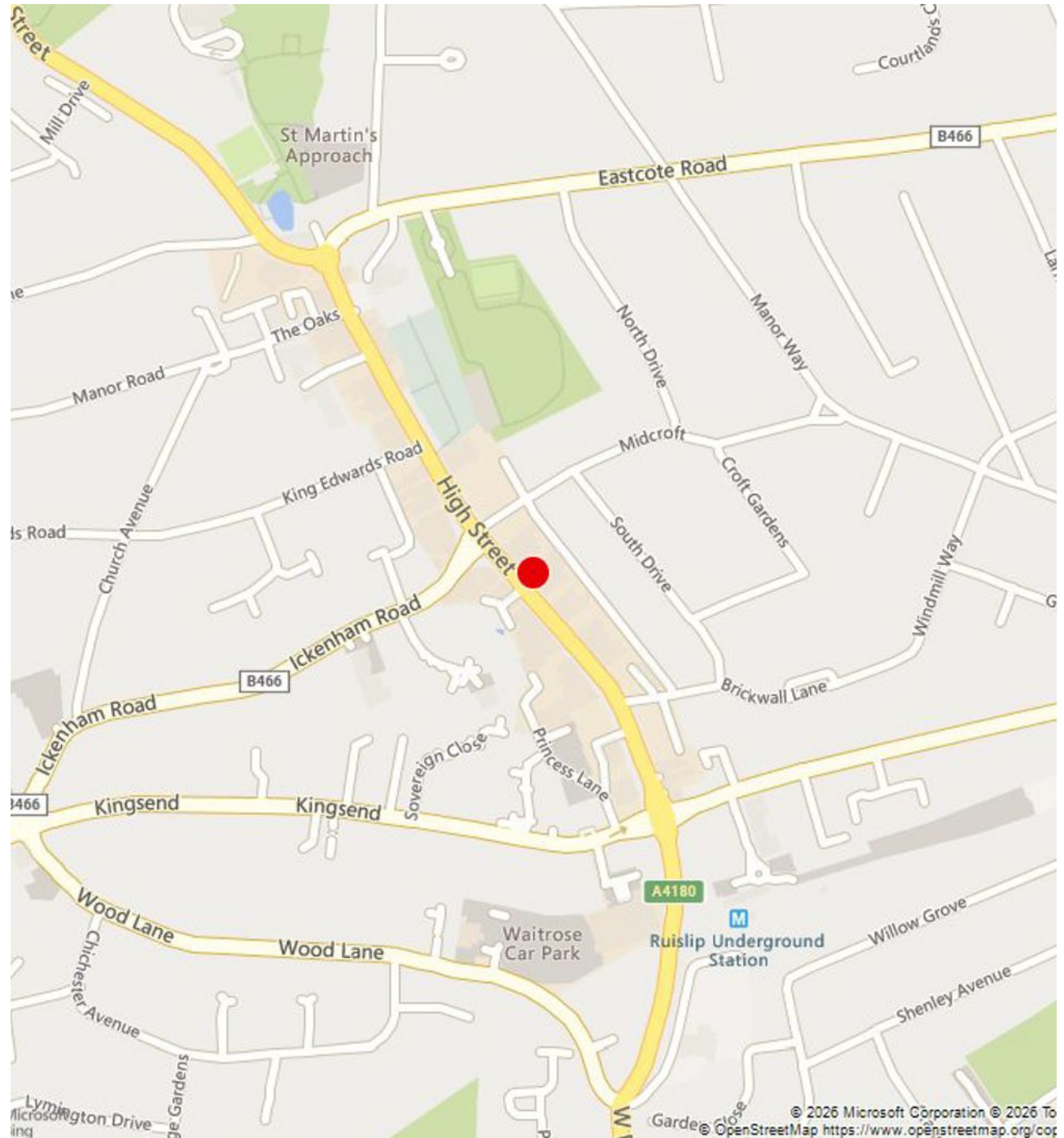
- SUITABLE FOR RETAIL, OFFICE OR SERVICE USE
- OPEN PLAN LAYOUT WITH GOOD NATURAL LIGHT
- EXTENSIVE STORAGE AREAS AT REAR & ON 1ST FLOOR
- LARGE REAR CAR PARK FOR STAFF & CUSTOMERS
- BUSY RETAIL PARADE WITH STRONG FOOTFALL
- WALKING DISTANCE TO RUISLIP STATION

LOCATION

Situated in the heart of Ruislip High Street, the property occupies a prime trading position within a busy and well-established retail parade.

The area benefits from strong footfall generated by a mix of national operators, independent retailers, cafés, and local amenities, creating a vibrant commercial environment.

Ruislip Underground Station is within easy walking distance, offering Metropolitan and Piccadilly line services into Central London, while excellent road links serve the wider area. This combination of accessibility, visibility, and consistent customer activity makes the location highly attractive for businesses looking to establish or expand within a thriving suburban centre.







DESCRIPTION

71 High Street, Ruislip is a well-proportioned commercial premises extending to approximately 1,474 sq ft, arranged over ground and first floor levels. The property benefits from a prominent glazed frontage providing excellent natural light and strong visibility onto the High Street.

Internally, the accommodation offers a predominantly open-plan layout with a modern suspended ceiling and fitted lighting, allowing flexibility for a range of retail, office, or service-based uses. The space is well presented and ready for occupation, with additional ancillary areas and the significant advantage of a large rear car park, providing convenient parking for staff and customers alike.

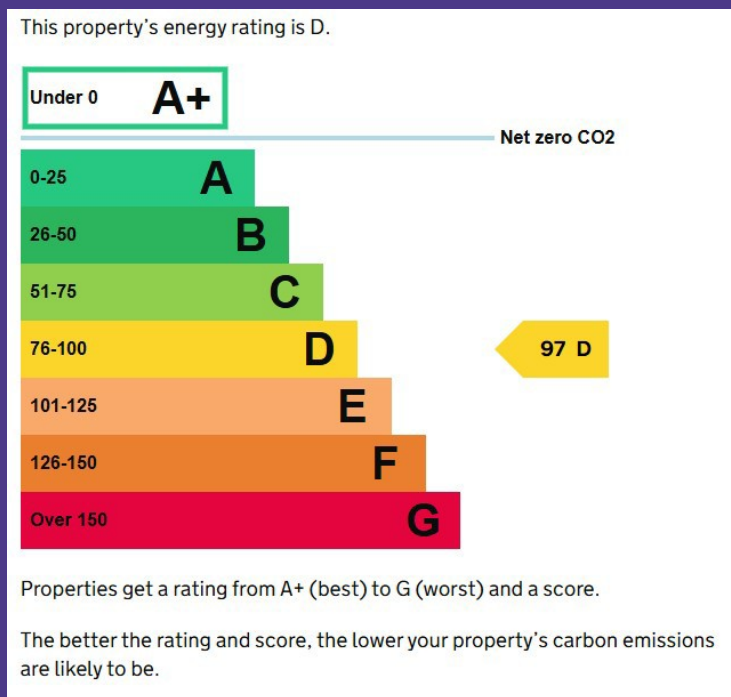
The previous tenants are currently undertaking works to put the unit in a "white box" condition.



ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	1,036	96.24	
FIRST FLOOR	438	40.69	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (97).



RENT

£39,950 per annum exclusive

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £35,500

Rates Payable: £13,370 (2026/2027)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

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

VDBM

Chartered Surveyors



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