

TO LET

LOCK-UP SHOP IMMEDIATELY ADJACENT TO RUISLIP MANOR STATION

15 VICTORIA ROAD , Ruislip HA4 9AA



Features

- 463 Sq Ft (43.01 Sq M)
- £25,000 Per Annum
- High Footfall Location
- Suitable for a Variety of Uses
- Close proximity to Ruislip Manor Underground Station
- New Lease Available
- Prominent Victoria Road Frontage
- Hot Food Use Not Permitted

Summary

A ground-floor lock-up shop occupying an excellent trading position on Victoria Road, just a few doors from the entrance to Ruislip Manor Underground Station.

The premises extend to approximately 463 sq ft and comprise an open-plan retail area with an existing shopfront and extraction equipment remaining from its previous occupation as a chicken shop.

The property is suitable for a variety of commercial uses, subject to the necessary consents. Hot-food takeaway use will not be permitted.

The premises are available by way of a new lease on terms to be agreed.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

LOCK-UP SHOP IMMEDIATELY ADJACENT TO RUISLIP MANOR STATION

15 VICTORIA ROAD , Ruislip HA4 9AA

Location

Ruislip Manor is a popular and well-connected suburb within the London Borough of Hillingdon, approximately 14 miles north-west of Central London.

The property occupies an excellent position on Victoria Road, only a few doors from the entrance to Ruislip Manor Underground Station. The station is served by the Metropolitan and Piccadilly lines, providing frequent and direct services into Central London.

A number of local bus routes also operate along Victoria Road, providing connections to Ruislip, Eastcote, Harrow, South Ruislip and Uxbridge.

Description

The property comprises a ground-floor lock-up shop arranged predominantly as an open-plan retail area. The premises were previously occupied as a chicken shop, but the extraction system is being removed and will not be reinstated by a new tenant. Any other equipment remaining at the property is provided as seen and has not been tested.

The unit does not presently contain toilet facilities. An incoming tenant will therefore be required to install suitable WC facilities as part of their fit-out, subject to the landlord's approval and any necessary statutory consents. There is no rear access to the premises.

Tenure

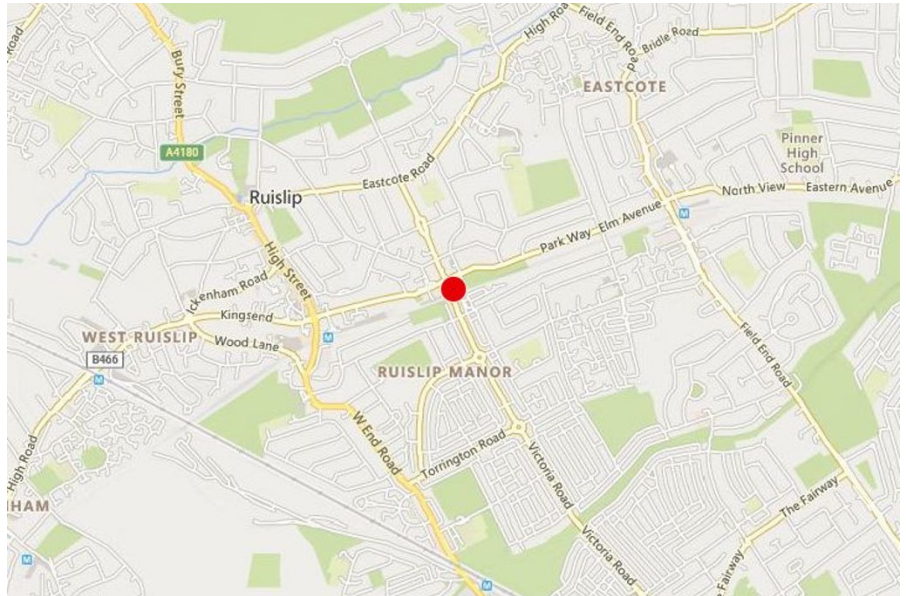
Leasehold

Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated.

Business Rates

The property has a rateable value of £12,750. Qualifying occupiers may benefit from Small Business Rates Relief. Interested parties should contact the London Borough of Hillingdon to confirm their eligibility and the exact rates payable.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

LOCK-UP SHOP IMMEDIATELY ADJACENT TO RUISLIP MANOR STATION

15 VICTORIA ROAD , Ruislip HA4 9AA

VAT

This property is not elected for VAT.

EPC

EPC B - Copy available upon request.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Archie Chamberlain 0208 429 6890
archie@chamberlaincommercial.com



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com