

Lot 11

In the same family ownership for over 25 years

150/150a High Street, Ruislip,
Middlesex HA4 8LJ

GUIDE PRICE: £430,000



FREEHOLD GROUND FLOOR OFFICE WITH RESIDENTIAL SELF-CONTAINED MAISONETTE ABOVE

This mid-terraced building comprises a ground floor commercial unit arranged as a suite of offices with access to rear hardstanding providing two off-street parking spaces, together with a fully modernised self-contained maisonette above which benefits from its own separate access. The offices have two air-conditioning units and skylights providing natural light into the rear offices, with the upper maisonette being fully modernised with double glazed windows and gas central heating system. The property is being sold with the benefit of vacant possession of both the commercial unit and the maisonette.

Situated on the west side of the High Street between the junctions of Ickenham Road and Kingsend, almost opposite the junction of Brickwall Lane. This popular and thriving High Street location has other nearby traders which include Waitrose, Wimpey, Subway, McDonalds, Iceland, Specsavers, Nationwide, Tesco express, Superdrug, Café Nero, Greggs, Ladbrooks, Coral, Marks & Spencer and Costa as well as estate agents, banks, cafes and restaurants. It is understood Morrisons supermarket have taken space nearby.

ACCOMMODATION

Ground Floor; Self-Contained Offices: Porch area leading into front office, separate ladies and gents WC's, kitchen area, office (2), office (3), office (4), office (5), rear hall to back door and access to rear. Built depth 103' x 15'2" (31.4m x 4.6m) GIA: 1545 sq ft (471 sq m). The VOA states the Retail Zone A at 303 sq ft (28.18 sq m) and Retail Zone B at 159 sq ft (14.78 sq m).

Outside: Car access to rear yard which provides parking for two cars.

Self-Contained Upper Maisonette (with own separate access):

Second Floor: Bedroom (1). Bedroom (2).

Bathroom/WC

First Floor: Entrance hall, Reception room, dining room/bedroom (3), kitchen.

Outside: Patio area.



TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

Council Tax Band (Maisonette): C

Rateable Value (Shop): £17,500 pa

VENDORS SOLICITORS

Mr. Chris Bennett, Enever Freeman & Co, 17 Victoria Road, Ruislip, Middlesex, HA4 9AA, 01895 634 031

VIEWING TIMES

28/8 @ 12.30pm, 2/9 @ 11.00am, 9/9 @ 2.00pm,

12/9 @ 2.00pm

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID