

# Lot 20

174 High Street, Ruislip, Middlesex HA4 8LJ

**GUIDE PRICE: £160,000**



## VACANT OFFICE PREMISES OF 374 SQ FT OVER TWO FLOORS IN PRIME LOCATION

This interesting lock up shop premises occupies a prominent high street location within 100 yards of Ruislip Metropolitan Line Station. The property has a lower level shop premises with an office and kitchen above and parking space to rear. The unit is offered for sale with full vacant possession and will be of interest to owner/occupiers and investment purchasers. Ruislip High Street includes numerous local traders, pubs, restaurants and blue chip tenants such as WH Smith, Woolworths, Vodaphone and the major high street banks such as Natwest, Barclays and Nationwide.

### ACCOMMODATION

Ground floor 23.70 sq metres, lobby and WC (overall 255 sq ft). First floor office 7.90 sq metres and kitchen 3.20 sq metres (overall 119 sq ft).

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon: 01895 250111  
Rateable Value £6,500

### VENDORS SOLICITORS

Mr M Howman  
Howman & Co  
College House  
17 King Edwards Road  
Ruislip, Middlesex HA4 7AE  
01895 621777

### VIEWING TIMES

12/08/08 at 12pm	14/08/08 at 12pm
18/08/08 at 12pm	20/08/08 at 12pm

STARTING BID

NOTES

FINAL BID

SOLD     UNSOLD     SOLD PRIOR     WITHDRAWN