

Lot 13

157–161 High Street, Ruislip,
Middlesex HA4 8JY

GUIDE PRICE: £1.2 – £1.5 MILLION



**SALE AND LEASEBACK OPPORTUNITY WITH
FURTHER DEVELOPMENT GRANTED**

This attractive building occupies a corner plot, opposite Ruislip Station. The existing accommodation consists of two shop units with commercial facilities above and a rear single shop. The vendor, who we understand has been trading at the premises for a number of years, is offering a sale and leaseback on the shop units to the front on a long lease at a rental of £50,000 pa. In addition the rear shop is currently let at £800 pcm on a month by month basis. The rear of the premises has planning permission granted for an additional A2 unit and 6 residential apartments. As part of the sale and leaseback the current vendor is agreeable to taking a lease on the new shop premises once built for a long term at £20,000 pa. The property is sold with the benefit of a new lease to the existing occupier along with planning permission for the development of the property.

ACCOMMODATION

Site area for No 157 : 244.5 m2 over three floors - includes retail space, treatment rooms, fitness room, changing facilities, office on 2nd floor. Site area for No 159-161: 80.1 m2 – includes retail space, office, and two storage areas.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon – 01895 250111

Rateable Value: 157: £17,250 159–161: £17,250

VENDOR'S SOLICITORS

Robert Callen Solicitors, Elthorne Gate, 64 High Street, Pinner HA5 5QA. Tel: 020 8966 9777

VIEWING TIMES By appointment through the Auctioneers

JOINT AUCTIONEERS Camerons Estate Agents -

Land, 115 Station Road, West Drayton,

Middlesex UB7 7LT 01895 44434



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN