

70 High Street,
Ruislip, Middlesex HA4 7AA
 Freehold Retail and Residential Investment

Lot 5

£36,559.66 per annum
 exclusive (with
 £110,000 premium -
 see note 3 below)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	97.80 sq m (1,053 sq ft)	BALEDAY LIMITED	13 years 5 months from 01/07/2012 until 30/11/2025 on a full repairing and insuring lease	£36,559.66	30/11/2017 (3)
First	Residential	2 Bedroom Flat	(1) (2)			
Total Commercial Area		97.80 sq m (1,053 sq ft)			£36,559.66	

- (1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Founded in 2007, Praesepe operates 144 AGC arcades, 7 FECs, 8 bingo clubs, and an online casino (Source: www.praesepeplc.com 15/06/2017).
- (2) The tenant is not currently in occupation of the retail unit and has sublet the residential flat.
- (3) The property is currently let to Baleday Limited on a lease expiring in 2025. The Seller has exchanged an Agreement for Surrender with the Tenant for the tenant to surrender the lease on 30th November 2017 and pay the landlord a premium of £110,000. The tenant is under an obligation to remove the occupier of the residential flat in order to give vacant possession to the landlord. Please refer to the legal pack for further information.

Key Details

- £110,000 surrender premium payable to purchaser in November 2017 (see note 3 below)
- Shop and two bed residential flat to revert to purchaser in November 2017
- Located in a popular West London suburb
- Of interest to Owner Occupiers and Developers
- Nearby occupiers include Halifax, WH Smith, Edinburgh Woollen Mill and KFC

Location

Miles: 15 miles north-west of Central London
 10 miles north-east of Slough
 16 miles south-east of High Wycombe
Roads: A4180, B466, A40
Rail: Ruislip (18 mins to London Marylebone)
Air: Heathrow International Airport

Situation

The property is situated in the West London suburb of Ruislip, on the High Street at its junction with Ickenham Road (B466). Nearby occupiers include Halifax, WH Smith, Edinburgh Woollen Mill and KFC.

Description

The property comprises a ground floor retail unit with a self-contained first floor two bedroom flat accessed to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Six Week Completion



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