



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	86.95 sq m	AM TO PM	15 years from	£30,500 (3)	15/01/2019 (3)
First/Second (1)	Maisonette - comprises 3 bedrooms	-	GROCERY LIMITED (2) with a personal guarantee	15/01/2014 until 14/01/2029 on a full repairing and insuring lease		15/01/2024
<b>Total Commercial Area</b>		<b>86.95 sq m</b>	<b>(936 sq ft)</b>		<b>£30,500</b>	

- (1) The tenant sublets the maisonette at £1,200 per calendar month (£14,400 pa).  
 (2) The Landlord holds a rent deposit of £9,150.  
 (3) The lease provides for a rent review on 15th January 2019. The landlord has recently served notice proposing a revised rent of £33,000 per annum.

## Key Details

- Entirely let to AM to PM Grocery Limited
- Lease expires January 2029 (no breaks)
- Includes self-contained three bedroom maisonette above
- Rent Review January 2019 – notice served at £33,000 pa
- Tenant trading from the property since 2007
- Popular West London suburb between Harrow and Ickenham and close to Heathrow
- Nearby occupiers include Prezzo, Café Rouge, Sainsbury's Local, The Edinburgh Woollen Mill, WHSmith, KFC and various banks

## Location

- Miles:** 3 miles south-west of Pinner  
 9 miles west of Harrow  
 16 miles north-west of Central London
- Roads:** A40, M4 (J3), M25 (J15), M40 (J1A)
- Rail:** Ruislip Underground Station  
 (Metropolitan and Piccadilly Lines)
- Air:** Heathrow Airport

## Situation

Ruislip is located in West London and is part of the London Borough of Hillingdon, 16 miles north-west of Central London. The property is situated on the west side of High Street, opposite Church Field Gardens and less than half a mile from Ruislip Underground Station (Metropolitan and Piccadilly lines). Nearby occupiers include Prezzo, Café Rouge, Sainsbury's Local, Boots Opticians, The Edinburgh Woollen Mill, KFC, WHSmith and various banks.

## Description

The property comprises a shop (convenience store) arranged on the ground floor, with a self-contained three bedroom maisonette arranged on the first and second floors, and a garage to the rear.

## Tenure

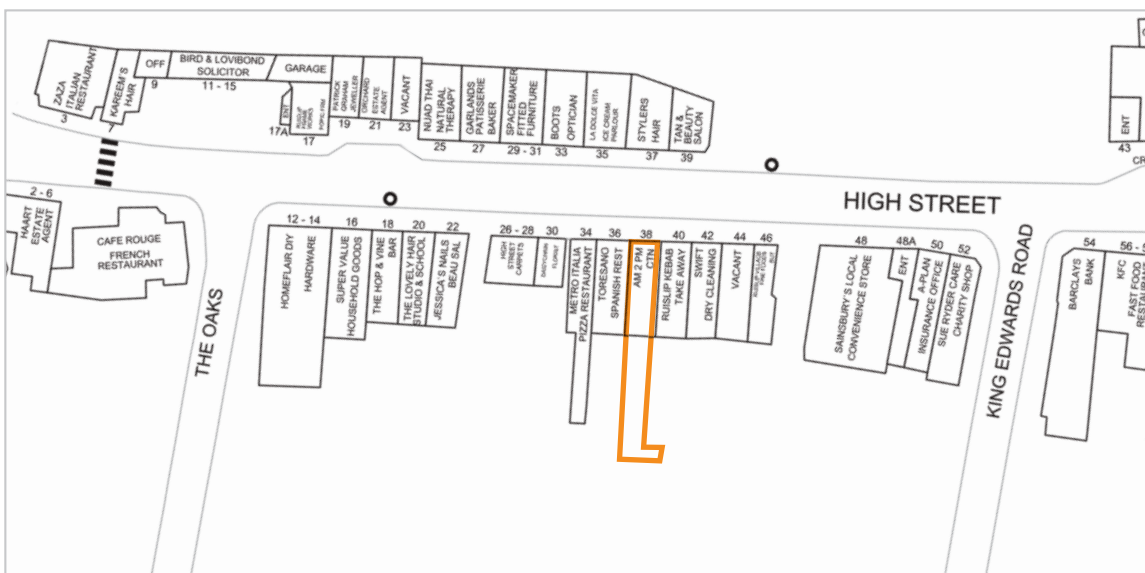
Freehold.

## VAT

VAT is applicable to this lot.

## Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
george.goucher@acuitus.co.uk

**Associate Auctioneer**  
**Jaggard Baker LLP**  
Simon Harper  
+44 (0)1494 689614  
simon.harper@jaggardbaker.co.uk



**Seller's Solicitors: Moon Beaver**  
Barnaby Heap  
+44 (0)20 7539 4122  
bheap@moonbeever.com