

# Lot 8

£38,800 per annum exclusive

## 70 High Street, Ruislip, Greater London HA4 7AA Freehold Retail and Residential Investment



Rear Car Park



Rear Access to Flat



### Key Details

- Retail unit let to Papa John's (GB) Limited until 2034 (no breaks)
- 5 yearly Rent Reviews linked to Consumer Price Index (CPI) subject to a minimum of 1% and maximum of 3% per annum compounded
- Includes two bedroom flat let on an AST
- Located in a popular West London suburb
- Nearby occupiers include Halifax, Lloyds Bank, NatWest, WH Smith, Edinburgh Woollen Mill, KFC and Pizza Express

### 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 Railway Station

Air: Heathrow Airport

### Situation

The property is prominently situated in the popular West London suburb of Ruislip on the west side of High Street (A4180), close to the junction with Ickenham Road (B466). Nearby occupiers include Halifax, Lloyds Bank, NatWest, WH Smith, Edinburgh Woollen Mill, KFC and Pizza Express.

### Description

The property comprises a ground floor retail unit and a self-contained first floor two bedroom flat, which is accessed from the rear. The property benefits from car parking at the rear of the property.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band E. See legal pack at acutus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	97.80 sq m (1,053 sq ft)	PAPA JOHN'S (GB) LIMITED (1)	15 years from 27/08/2019 on a full repairing and insuring lease	£25,000 (2)	5 yearly. CPI linked (3) (26/08/2034)
First	Residential	2 Bedroom Flat	INDIVIDUAL	Let on an AST from 08/05/2019	£13,800	
<b>Total Commercial Area</b>		<b>97.80 sq m (1,053 sq ft)</b>			<b>£38,800</b>	

- (1) Papa John's was founded in America more than 30 years ago and is now found in 5,000 locations in 45 countries around the world. For the year ending 31st December 2017, Papa John's (GB) Limited reported a turnover of £67,256,000, pre-tax profits of £6,423,000 and a total net worth of £25,821,000 (Source: Experian Group 24/09/2019).
- (2) As to the retail unit, the lease to Papa John's (GB) Limited provides for a 6 month rent free period from the start of the lease until 26/02/2020. The seller will pay the buyer the monies equivalent to £25,000 per annum exclusive from completion of the sale until 26/02/2020. Therefore the property will produce £38,800 per annum exclusive from completion of the sale.
- (3) The lease provides for the rent to be reviewed every 5 years in line with the Consumer Price Index (CPI), subject to a minimum of 1% and a maximum of 3% per annum compounded.



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