

Lot 2

£22,700 per annum
exclusive Net Rent
£21,100 per annum

11-15 High Street, Ruislip, Middlesex HA4 7AU Greater London Office Investment



Key Details

- Attractive Grade II listed town centre office
- Let to solicitors on a recently renewed lease
- Close to public car park
- Occupiers nearby include Prezzo, Café Rouge, Boots and Haart
- Popular West London suburb between Harrow and Ickenham and close to Heathrow
- VAT-free investment

Location

Miles: 3 miles south-west of Pinner
9 miles west of Harrow
15 miles north-west of Central London
16 miles south-east of High Wycombe

Roads: A4180, B466, A40

Rail: West Ruislip Railway Station
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, 15 miles north-west of Central London. The property is situated on the east side of High Street, opposite its junction with The Oaks and less than half a mile from Ruislip Underground Station (Metropolitan and Piccadilly Lines). Nearby occupiers include Prezzo, Café Rouge, Boots Opticians and a variety of local traders.

Description

This Grade II listed property comprises office accommodation over ground and first floors. The property, with a number of period features, provides office, storage and ancillary accommodation.

Tenure

Long Leasehold. Held for a term of 99 years from 30/09/1963 (approx. 42 years unexpired) at a ground rent of £1,600 per annum. Rent Reviews every 21 years to 1/12th of the OMRV. Next Rent Review 2026.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	43 sq m (463 sq ft)	INDIVIDUALS	5 years from	£22,700	30/11/2024
First	Office	64 sq m (689 sq ft)	t/a Bird & Lovibond Solicitors (1)	01/12/2019 on a full repairing and insuring lease		
Total		107 sq m (1,152 sq ft)			£22,700	

(1) With offices in Uxbridge, Ruislip and Greenford (Source : www.bird-lovibond.co.uk). Tenant in occupation for over 15 years.



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