

Lot 1

£11,500 Per Annum
Exclusive

101a and 101b Victoria Road, Ruislip Manor, London, HA4 9BN

Freehold Retail and Residential Investment



Key Details

- Includes Ground Floor Retail Unit and Maisonette on Upper Floors
- Affluent and Popular North West London Location
- Prominent High Street Location.
- Nearby Occupiers Including Superdrug and wide ranging Local Traders

Location

Miles: 13 miles west of Central London
Roads: A40, A4180
Rail: Ruislip Manor Underground Station (Metropolitan and Piccadilly Line),
Air: London Heathrow Airport, London Gatwick Airport, London Luton Airport

Situation

Ruislip is a popular and affluent north west London suburb located approximately 13 miles west of Central London. The property is situated on the eastern side of Victoria Road in the very busy commercial centre of Ruislip with nearby occupiers including Superdrug, RSPCA, Dominoes and an eclectic mix of independent local retailers.

Description

The property, a mid-terraced mixed used period building comprises ground floor retail accommodation and a self contained residential maisonette on the upper two floors. The flats are accessed from the rear via an alleyway via Dulverton Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

6 Week Completion

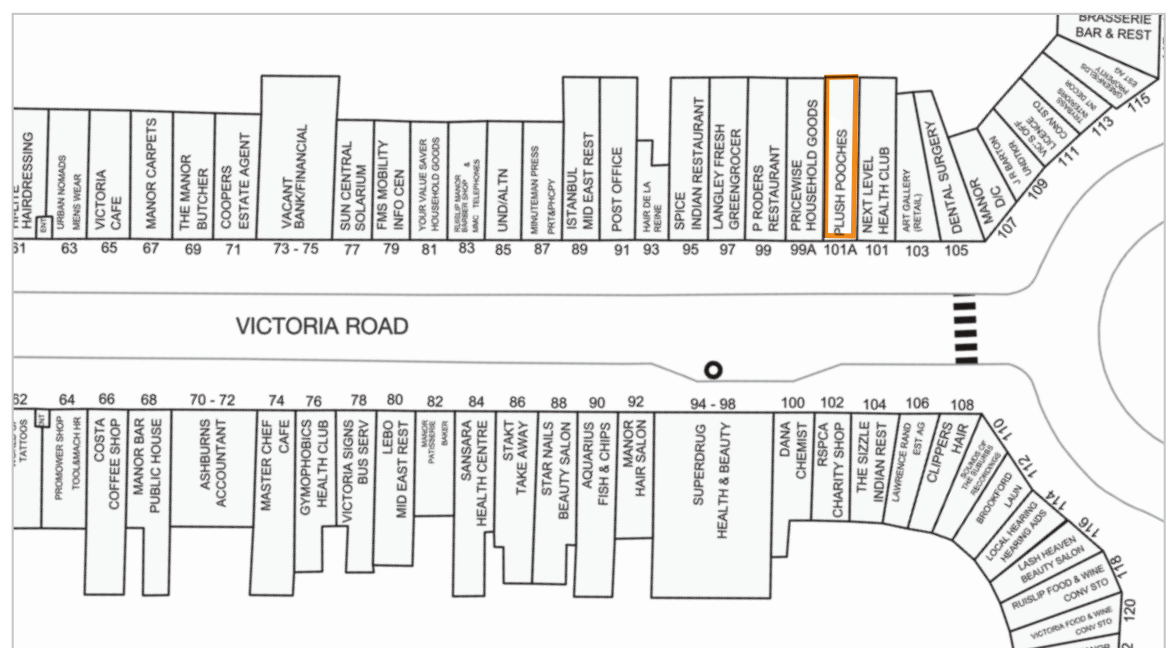
Energy Performance Certificate

Please see legal pack at www.acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
101A	Ground	61.9 sq m (666 sq ft)	INDIVIDUALS t/a Plush Pooches	5 years from 25/12/2019	£11,500	(24/12/2024)
101B	First Second	Maisonette	INDIVIDUAL	189 years from 25th December 1990	Nil	(24/12/2179)
Total Approximate Floor Area		61.90 sq m (666 sq ft) plus one maisonette (1)			£11,500	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)



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