

# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

**HA4 9BN**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Freehold Dentist & Residential Ground Rent Investment in Popular West London Suburb

[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Property Information

### Freehold Dentist & Residential Ground Rent Investment in Popular West London Suburb

- Majority let to Dentist until March 2029
- Trading as a Dentist for at least 35 years
- Flat let on long lease with valuable reversion in 91 years
- Affluent West London Suburb
- Nearby occupiers include Superdrug, Costa, Domino's and an eclectic mix of independent local retailers
- VAT-free Investment

**Lot**  
1

**Auction**  
12/Jul/2022

**Rent**  
£16,570 per Annum Exclusive

**Status**  
Available

**Sector**  
Medical/Healthcare

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 4 miles west of Harrow, 13 miles west of Central London

**Roads** A40, A4180

**Rail** Ruislip Manor Underground Station (Metropolitan and Piccadilly Line)

**Air** London Heathrow Airport

### Situation

Ruislip is a popular and affluent 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, Costa, Domino's and an eclectic mix of independent local retailers.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a Dental Surgery on the ground floor and separately accessed residential accommodation arranged on the first & second floors, let on a long lease.

### VAT

VAT is not applicable to this lot.

### Completion Period

6 week completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

**HA4 9BN**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

## Tenancy & Accommodation

| Floor                        | Use         | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant   | Term                      | Rent p.a.x.    | Rent Review |
|------------------------------|-------------|----------------------------|-----------------------------|--|---------------------------|----------------|-------------|
| Ground                       | Dentist     | 79.71 sq m                 | (858 sq ft)                 | VRDC LIMITED (t/a Victoria Road Dental Clinic)(1)<br>with guarantees from Dr U. Patel and Dr N. Upadhyay | 15 years from 01/04/2014  | £16,500        | 01/04/2024  |
| First & Second               | Residential | -                          | -                           | AN INDIVIDUAL  | 125 years from 29/09/1988 | £70            | -           |
| <b>Total Commercial Area</b> |             | <b>79.71 sq m</b>          | <b>(858 sq ft)</b>          |  |                           | <b>£16,570</b> |             |

(1) www.thevrdc.com



# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

**HA4 9BN**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

**HA4 9BN**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

**HA4 9BN**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Freehold Dentist & Residential Ground Rent Investment in Popular West London Suburb

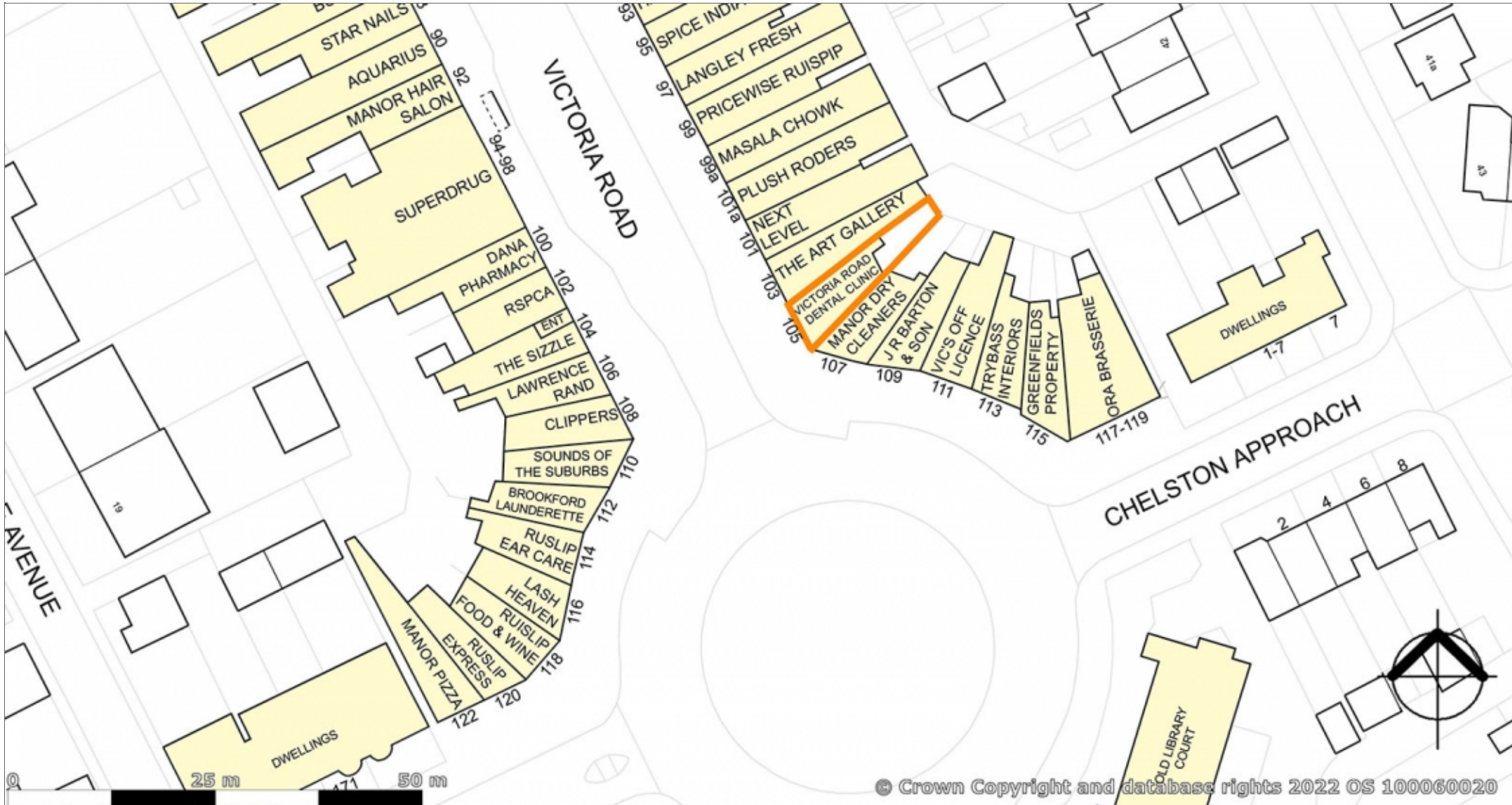
[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

HA4 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Freehold Dentist & Residential Ground Rent Investment in Popular West London Suburb

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 1, 105 & 105a Victoria Road, Ruislip, London,

**HA4 9BN**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Edward Martin**

+44 (0)20 7034 4854

+44 (0)7478 673 535

[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

**Peter Brown & Co, Solicitors LLP**

19 Station Road

New Barnet

London

EN5 1QJ

**Paul Braham**

020 8447 3286

[paul@peterbrown-solicitors.com](mailto:paul@peterbrown-solicitors.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020