

Hooper

NAYLOR FRIEND

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DOUBLE FRONTED
LARGE LOCK-UP SHOP
TO LET

227 SQUARE METRES (2450 SQUARE FEET)

514 VICTORIA ROAD RUISLIP
MIDDLESEX HA4 0HD

LOCATION

The property is situated at the end of a well established parade of shops close to the junction with Long Drive, a short distance from South Ruislip Station and Sainsbury's superstore.



DESCRIPTION

A large double shop unit, previously used as a furniture showroom (A1 retail use) benefitting from a return display window, suspended ceiling and rear loading access. The property has previously suffered from some damp penetration at the rear and requires some remedial work for which an allowance will be made.

ACCOMMODATION

Gross Frontage	12.69m	41'6
Return Display Window	7.07m	23'2
Internal Width	12.49m	40'11 (each unit approx 6.05m)
Shop Depth	20.53m	67'4
Sales Area	227.65m ²	2450 ft ²

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

To let on a new lease for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class A1 (Retail) of the Current Town and Country (Use Classes) Order and was previously used as a furniture showroom. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£25,000 (twenty five thousand pounds)** per annum exclusive is sought.

INCENTIVES

The Landlord may consider a staggered rent or rent free period dependent upon circumstances.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.