

Hooper

NAYLOR FRIEND

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GOOD SIZED SHOP **WITH RETAIL OR GYMNASIUM USE** **TO LET**

FRONTING VICTORIA ROAD WITHIN EASY REACH OF SOUTH RUISLIP STATION AND AVAILABLE UNDER A NEW LEASE ON FLEXIBLE TERMS.

516A VICTORIA ROAD **RUISLIP MIDDLESEX HA4 0HD**

LOCATION

The property is situated forming part of a prominent secondary parade in South Ruislip just a short distance from South Ruislip station. The property has good vehicular access to surrounding areas with the A40 being approximately one mile away. The surrounding area is a densely populated residential catchment which the parade is able to service.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a health and fitness studio and how with gymnasium use but also with retail use. The property has security shuttering to the front, suspended ceiling internally and would suit a wide variety of uses.

ACCOMMODATION

| | | |
|----------------|----------------------|--------------------------------|
| Gross Frontage | 7.01m | 23' |
| Internal Width | 7.01m | 23' |
| Shop Depth | 18.28m | 60' |
| Sales Area | 128.02m ² | 1,380 ft ² (approx) |
| Internal WC | | |

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

The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order but also benefits from gymnasium use in accordance with a recent planning consent. Alternative uses may be entertained subject to any necessary consents.

RENT

An initial rent of **£14,750 (fourteen thousand seven hundred and fifty pounds)** per annum exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT

Please contact:

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