

Ruislip

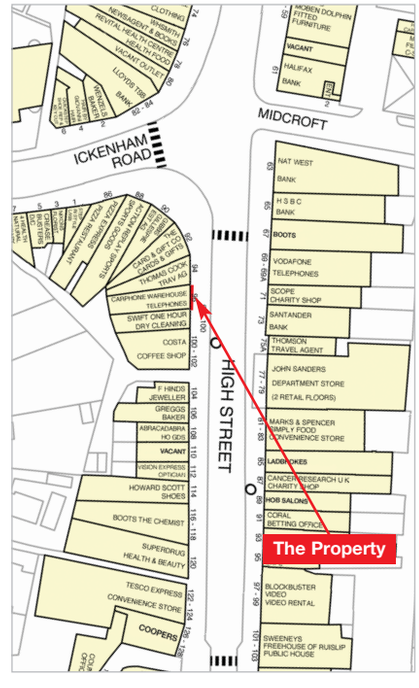
96 High Street
Middlesex
HA4 8LS

- **Freehold Town Centre Shop Investment**
- Let to The Carphone Warehouse Limited until 2016
- Located in a popular West London suburb
- Reversion 2016
- Total Current Rents Reserved

£41,000 pa

SIX WEEK COMPLETION AVAILABLE





Tenure
Freehold.

Location
Ruislip is a popular suburb of West London situated approximately 13 miles from the City centre. The area benefits from excellent communications with London Underground services (Piccadilly, Central and Metropolitan Lines) serving the area. The A40 dual carriageway, M40 and M25 are all within 4 miles.
The property is situated in a prominent position on the High Street adjacent to Thomas Cook.
Occupiers close by include Vodafone (opposite), Santander, Costa, Marks & Spencer, Greggs and HSBC among many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop unit with ancillary accommodation above which is accessed internally.

The property provides the following accommodation and dimensions:

Gross Frontage	**5.60 m**	**(18' 5")**
Net Frontage	**5.20 m**	**(17' 1")**
Shop Depth	**10.40 m**	**(34' 2")**
Built Depth	**19.45 m**	**(63' 9")**
First Floor	**68.7 sq m**	**(739 sq ft)**

Tenancy
The entire property is at present let to THE CARPHONE WAREHOUSE LIMITED for a term of 10 years from 13th February 2006 at a current rent of £41,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 450 nationwide.
Website Address: www.carphonewarehouse.com
For the year ended 2nd April 2011, The Carphone Warehouse Limited reported a turnover of £1.6 billion, a pre-tax profit of £188.5 million, shareholders' funds of £897.2 million and a net worth of £884.9 million. (Source: riskdisk.com 12.06.12.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
Lot 99 Ruislip.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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