



Tenure

Leasehold. Held for a term of 999 years from completion at a ground rent of a peppercorn.

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 Windmill Hill. Ruislip Manor Underground Station is a short walk from the subject property, providing access to the greater London Underground network via the Piccadilly and Metropolitan Lines. Occupiers include Tesco, Anytime Fitness, Superdrug, Coral and a number of local traders.

Description

The property, built in 2009, is arranged on ground floor only to provide a large sales area with ancillary storage accommodation. The property forms part of a larger residential building not included in the sale. The tenant has the right to use 10 car parking spaces.

The property provides the following accommodation and dimensions:

Gross Frontage	51.60 m	(169' 4")
Built Depth	19.60 m	(64' 4")
Ground Floor Sales	715.90 sq m	(7,706 sq ft)
Ground Floor Stores	47.10 sq m	(507 sq ft)
Total	763.50 sq m	(8,219 sq ft)

NB. Areas supplied by the Vendor

Tenancy

The property is at present let to DREAMS PLC for a term of 15 years from 26th May 2009 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants by way of a service charge. NB. The tenant is liable to pay 27% apportionment of the buildings service charge.

Tenant Information

No. of Branches: 170+.

Website Address: www.dreams.co.uk

For the year ended 24th December 2015, Dreams plc reported a turnover of £225.865m, a pre-tax profit of £13.493m, shareholders' funds of £4.587m and a net worth of -£16.225m. (Source: riskdisk.com 26.04.2017.)

Dreams plc are the UK's leading bed specialist. Founded in 1987 in Uxbridge, the company employs over 1,500 people. Over the last three years' published accounts, year on year, the tenant has seen a 16.7% increase in turnover, 999% increase in profit and 43.5% increase in net worth.

VAT

VAT is applicable to this lot.

See Special Conditions of Sale for TOGC provisions.

Documents

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

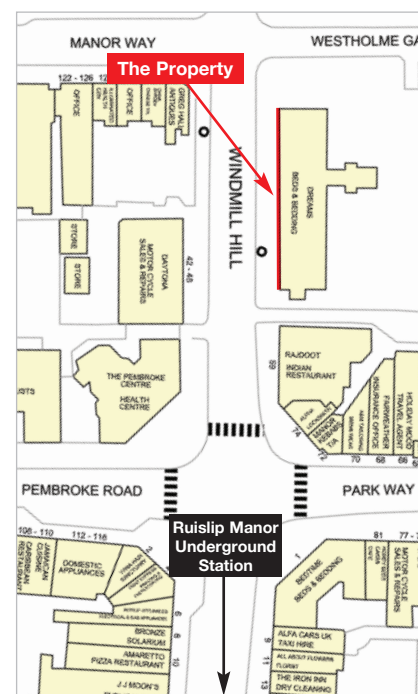
Energy Performance Certificate

EPC Rating 49 Band B (Copy available on website).

Ruislip

41/45 Windmill Street Hillingdon HA4 8PT

- **Prominent Virtual Freehold Shop Investment**
- Immediate vicinity to Ruislip Manor Tube Station
- Central location within Ruislip
- Affluent London suburb
- Let to Dreams plc
- Lease expiry 2024 (no breaks)
- Rent Review 2019
- Current Gross Rent Reserved
£90,000 pa



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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