

Ruislip Manor

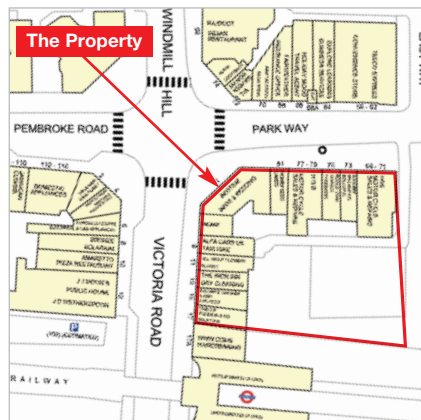
69-83 Park Way
& 1-17 Victoria Road
Middlesex
HA4 8NS

- **Freehold Mixed Use Investment with Development Potential**
- Comprising 13 shops, 8 flats/maisonettes and self-contained vacant offices occupying a site extending to 0.328 Hectares (0.81 Acres)
- Offices with planning consent for 8 flats, land at rear and space above 11 to 17 Victoria Road with development potential
- Adjacent to Ruislip Manor Underground Station (Metropolitan Line)
- Numerous active management opportunities
- Current Rent Reserved
£218,540 pa
Plus vacant possession of offices, 1 shop, 1 maisonette and 4 car parking spaces

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



SIX WEEK COMPLETION AVAILABLE



NB. The photograph is for identification only.

Tenure

Freehold.

Location

Ruislip Manor forms part of Ruislip within the London Borough of Hillingdon, some 13 miles north-west of Central London. 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 well located at the junction of Victoria Road and Park Way, adjacent to Ruislip Manor Underground Station (Metropolitan Line) and recreational land.

Occupiers close by include JD Wetherspoons, Tesco Express, Dreams, Kwik Fit, and a wide range of local traders.

Description

The property occupies a site of 0.33 hectares (0.81 acres) and is arranged on ground and two upper floors to provide 13 shops with 8 flats/maisonettes and self-contained offices (known as Park House) above. Park House comprises 532 sq m (5,726 sq ft) and benefits from a self-contained entrance fronting the recreation land to the side of the property. To the rear there is land which has been let separately and provides parking and storage.

Planning

Park House benefits from planning consent for 4 x one bed and 4 x two bed flats under application 885/APP/2010/340 and subsequently under Permitted Development under application 56093/APP/2013/2432. There may also be potential to develop above 11 to 17 Victoria Road and the land at the rear of the property.

All enquiries should be referred to the London Borough of Hillingdon
Tel: 01895 250 1111 Website: www.hillingdon.gov.uk.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

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

Seller's Solicitor Jeremy Moore, Walker Morris LLP. Tel: 0113 283 2513 e-mail: jeremy.moore@walkermorris.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent (£ p.a.)	Next Review/Reversion
69/71 Park Way	HGB Motorcycles (Ruislip) Ltd (1)	Ground Floor 193.70 sq m (2,085 sq ft)	A term of years from 25.03.1988 expiring 24.12.2022 Rent review every 5th year	£20,000	Rent Review 2017
73 Park Way	D. Williamson (t/a Solicitors)	Ground Floor (2) 62.60 sq m (674 sq ft)	A term of years from 12.09.2005 expiring 11.09.2010	£8,900	Holding over
75 Park Way	Ruislip Tyre Services Limited	Ground Floor (2) 62.70 sq m (675 sq ft)	A term of years from 24.06.2005 expiring 23.06.2015	£8,750	Holding over
77 Park Way	HGB Motorcycles (Ruislip) Ltd (1)	Ground Floor 60.35 sq m (650 sq ft)	35 years from 25.12.1987 Rent review every 5th year	£9,000	Rent Review 2017
79/79A Park Way	HGB Motorcycles (Ruislip) Ltd (1)	Ground Floor 87.90 sq m (946 sq ft) First Floor 34.70 sq m (373 sq ft) Second Floor 39.15 sq m (421 sq ft) Total NIA 161.75 sq m (1,740 sq ft)	A term of years from 25.06.1994 expiring 24.12.2022	£15,000	Rent Review 2017
81 Park Way	Melissa Marie Gaynor	Ground Floor (2) 61.80 sq m (665 sq ft)	A term of years from 28.04.2008 expiring 27.04.2023	£11,000	Rent Review 2018
81A Park Way	Ms K B Rawski & Mr D M Bednarczyk	1st Floor Flat	12 month Assured Shorthold Tenancy expiring 30.06.2015	£7,800	Holding over
81B Park Way	Mr O & Mrs A Ziberi & Mr D Gopalakrisi	2nd Floor Flat	12 month Assured Shorthold Tenancy expiring 30.06.2015	£7,200	Holding over
83 Park Way and 1-5 Victoria Road	Mr A Spence (t/a BedtimeUK.com)	Ground Floor 189.80 sq m (2,043 sq ft) External Store (2) 12.50 sq m (135 sq ft)	10 years from 04.08.2010 Tenant option to determine 04.08.2015	£23,750	Reversion 2020
83A Park Way	Mr M Olszewska & Ms D A Poweska	1st and 2nd Floor Maisonette	12 month Assured Shorthold Tenancy expiring 30.06.2015	£9,300	Holding over
Park House, 69/77 Park Way	Vacant	First Floor Offices 266.00 sq m (2,863 sq ft) Second Floor Offices 266.00 sq m (2,863 sq ft) Total (2) 532.00 sq m (5,726 sq ft)	Planning consent granted for 8 flats. Please refer to planning paragraph.	—	—
1A Victoria Road	Mariana Hubca, Gabriel Hubca & Florin Bandas	1st and 2nd Floor Maisonette	12 month Assured Shorthold Tenancy expiring 25.06.2015	£10,920	Holding over
3A Victoria Road	Mr Wolanska	1st and 2nd Floor Maisonette	12 month Assured Shorthold Tenancy from 23.11.2010	£9,600	Holding over
5A Victoria Road	Mses IR Kelber, AC Goia & Mr MG Calota	1st and 2nd Floor Maisonette	12 month Assured Shorthold Tenancy expiring 30.06.2015	£12,220	Holding over
7 Victoria Road	Vacant	Ground Floor (2) 49.30 sq m (531 sq ft)	—	—	—
7A Victoria Road	Vacant	1st and 2nd Floor Maisonette	—	—	—
9 Victoria Road	Mr S S Haji	Ground Floor (2) 50.20 sq m (540 sq ft)	10 years from 28.09.2007. Rent review every 5th year	£10,000	Reversion 2017
9A Victoria Road	Mr E Maliszewska & Mr T Jonas	1st and 2nd Floor Maisonette	12 month Assured Shorthold Tenancy expiring 36.06.2015	£9,600	Holding over
11 Victoria Road	Ms S J Cousins	Ground Floor 68.05 sq m (732 sq ft)	A term of years from 29.09.2004 expiring 15.07.2015	£9,500	Holding over
13 Victoria Road	Ms G.E. Newton	Ground Floor 42.20 sq m (455 sq ft)	A term of years from 29.09.2009 expiring 30.06.2015	£8,950	Holding over
15 Victoria Road	Mr S Ponippas	Ground Floor (2) 44.90 sq m (483 sq ft)	15 years from 24.03.2004. Rent review every 5th year	£9,500	Reversion 2019
17 Victoria Road	Mr C.F. Bennett	Ground Floor (2) 42.60 sq m (459 sq ft)	A term of years from 29.09.1989 expiring 13.03.2022 Tenant option to determine 14.03.2017	£9,550	Reversion 2022
Park Way land at rear	HGB Motorcycles (Ruislip) Ltd (1)	Hard Standing	15 years from 25.12.2007. Rent review every 5 year	£8,000	Rent Review 2017
4 car parking spaces	Vacant			£0	

(1) For the year ended 31st December 2014, HGB Motorcycles (Ruislip) Ltd did not report a turnover or pre-tax profit, but did report shareholders' funds and a net worth of £1.02 million. (Source: riskdisk.com 12.01.2016.)

(2) Not inspected by Allsop, areas taken from www.2010.voa.gov.uk

Total £218,540 p.a.

Further Photographs Shown Overleaf



69 to 83 Park Way



Entrance to Park House



1 to 17 Victoria Road