



### Tenure

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

### 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 on the east side of Victoria Road, close to its junction with Parkway, some 60 metres from Ruislip Manor Underground Station (Metropolitan and Piccadilly lines). Occupiers close by include Tesco Express, JD Wetherspoon, Dreams and Kwik Fit, amongst many other local traders.

### Description

The property is arranged on ground floor only to provide a shop which is currently trading as a café with a west facing frontage.

The property provides the following accommodation and dimensions:

Gross Frontage	5.45 m	(17' 10")
Net Frontage	4.70 m	(15' 5")
Shop Depth	8.70 m	(28' 6")
Built Depth	12.70 m	(41' 8")
Ground Floor	49.25 sq m	(530 sq ft)

### Tenancy

The property is at present let to MANEESH UBEROI for a term of 15 years from 29th September 2016 at a current rent of £15,000 per annum (2). The lease provides for fixed increases of £1,000 per annum every 3rd year of the term and contains full repairing and insuring covenants.

(1) Tenant break option September 2021.

(2) The vendor will top up the rent from completion until 29th September 2019 by way of a reduction in the purchase price, so the purchaser will effectively receive £16,000 per annum from completion.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Ruislip Manor

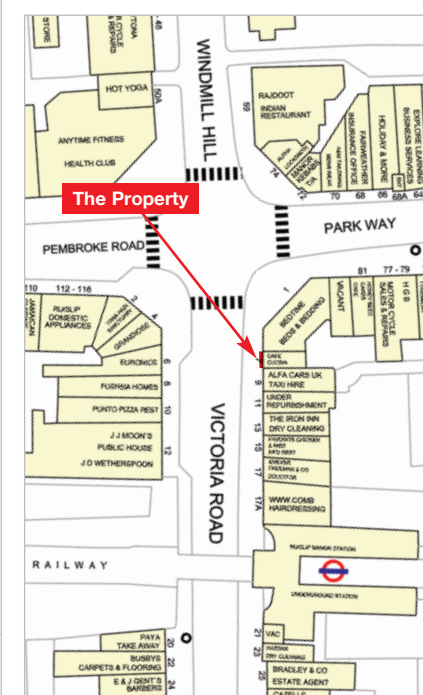
### 7 Victoria Road

### Middlesex

### HA4 9AA

- Well Located Leasehold Shop Investment
- Well located some 60 metres from Ruislip Manor Underground Station (Metropolitan and Piccadilly lines)
- Entirely let until 2031(1)
- No VAT applicable
- Fixed rental uplifts
- Current Gross Rent Reserved **£16,000 pa<sup>(2)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



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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