LOT **39**

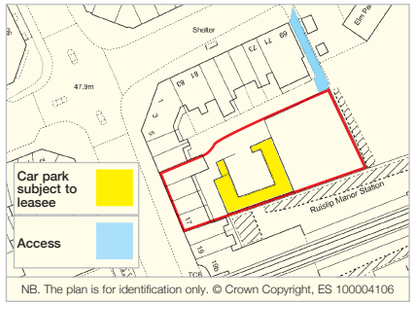
Ruislip

11-17 Victoria Road and Land to the rear of 69-83 Park Way, Ruislip Manor, Greater London HA4 8NS

- **A Mixed Use Investment Opportunity with Development Potential**
- Four Freehold Mid Terrace Commercial Retail Units
- Each Unit subject to a Tenancy
- Large Site to Rear subject to a Lease
- Site Area Approximately 0.17 Hectares (0.42 Acres)
- Possible potential for Demolition of Existing and Erection of a Mixed Use Scheme. Council's response to Pre-Application Enquiry available (indicative scheme covering Retail and Thirty Flats)
- Site adjacent to Ruislip Manor (Metropolitan and Piccadilly Lines)
- Part of Site subject to Car Park Lease Agreement expiring in December 2022
- Rights of Access to Site at Rear via Park Way
- Total Current Rent Reserved

£50,450 per annum with land to the rear

EIGHT WEEK COMPLETION AVAILABLE



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INVESTMENT/DEVELOPMENT OPPORTUNITY – Four Freehold Retail Units and Site



Tenure
Freehold.

Location
The property is located on the east side of Victoria Road, to the south of its junction with Park Way. The area benefits from excellent communications with London Underground services (Piccadilly, Central and Metropolitan Lines) serving the area to the south. The A40 dual carriageway and M40 and M25 Motorways are all within 4 miles. The open spaces of Elm Park are close by.

Description
The property comprises four single storey mid terrace retail units. The site to the rear is included within the sale and access is available from Park Way. The entire extends to approximately 0.17 hectares (0.42 acres)

Planning
Local Planning Authority: London Borough of Hillingdon.
Website Address: www.hillingdon.gov.uk/planning
Tel: 01895 250230.
There is potential to enhance value through planning and redevelopment. Our clients have provided an indicative scheme for the site showing potential for approximately 2,500 sq ft of retail and 30 apartments across two separate blocks. A copy of this scheme and the council's response to a pre-application enquiry, which supports the principle for mixed residential and commercial use, is available from the auctioneers upon request, please email jimmy.bruce@allsop.co.uk.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

No.	Present Lessee	Accommodation (not measured by Allsop)			Lease Terms	Current Rent (£ p.a.)
11 Victoria Road	L B Fresh Limited	Ground Floor	68.05 sq m	(732 sq ft)	A term of years from 16.01.2019 and expiring 16.01.2024 (Rent Review outstanding from 14.03.2017)	£15,000 p.a.
13 Victoria Road	Ms G.E. Newton	Ground Floor	42.20 sq m	(455 sq ft)	A term of years from 29.09.2009 and expiring 30.06.2015	£8,950 p.a.
15 Victoria Road	Mr S Ponippas	Ground Floor (2)	44.90 sq m	(483 sq ft)	A term of 15 years from 24.03.2004 and expiring 24.03.2019 Rent review every 5th year	£8,950 p.a.
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 and expiring 13.03.2022 Tenant option to determine 14.03.2017	£9,550 p.a.
Car Park	H&B Motorcycles (Ruislip) Ltd				A term of 15 years from 25.12.2007 (Rent Review outstanding from 26.12.2017)	£8,000 p.a.
					Total	**£50,450 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.
To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

LOT 39



View to Rear

NB. The photograph is for identification only.