



LOCATION

Ruislip is a prosperous London Suburb within the London Borough of Hillingdon which has a population of approximately 246,000 (2002 census)

The premises are situated in a prime trading position as can be seen from the street traders plan overleaf with nearby occupiers including Boots, Superdrug, Marks & Spencer, Costa and F Hinds.

DESCRIPTION

The property is arranged on ground, first and second floors with the following approximate areas and dimensions:-

Gross Frontage	9.67m	31 ft 9 in
Internal Width	8.88m	29 ft 2 in
Shop Depth	37.91m	124 ft 5 in
Ground Floor	436.92 sq m	4,703 sq ft
First Floor	239.03 sq m	2,573 sq ft
Second Floor	195.56 sq m	2,105 sq ft

LEASE TERMS

A new full repairing & insuring lease will be granted for a term to be agreed subject to 5 yearly rent reviews.

RUISLIP 122-124 HIGH STREET HA4 8LR

RENT

£92,500 per annum exclusive.

RATES

We are informed that the rateable value of the property is £52,000. The 2009/10 UBR is 48.5p in the £ therefore the rates payable will be £25,220 per annum.

ACCESS

The unit is vacant and therefore access can be granted upon completion of the relevant legal formalities.

LEGAL COSTS

Each party is to bear their legal costs incurred in the transaction.

VIEWING

Viewing can be arranged via joint sole agents:

David England
020 7529 5310

John Ray
020 7529 5312

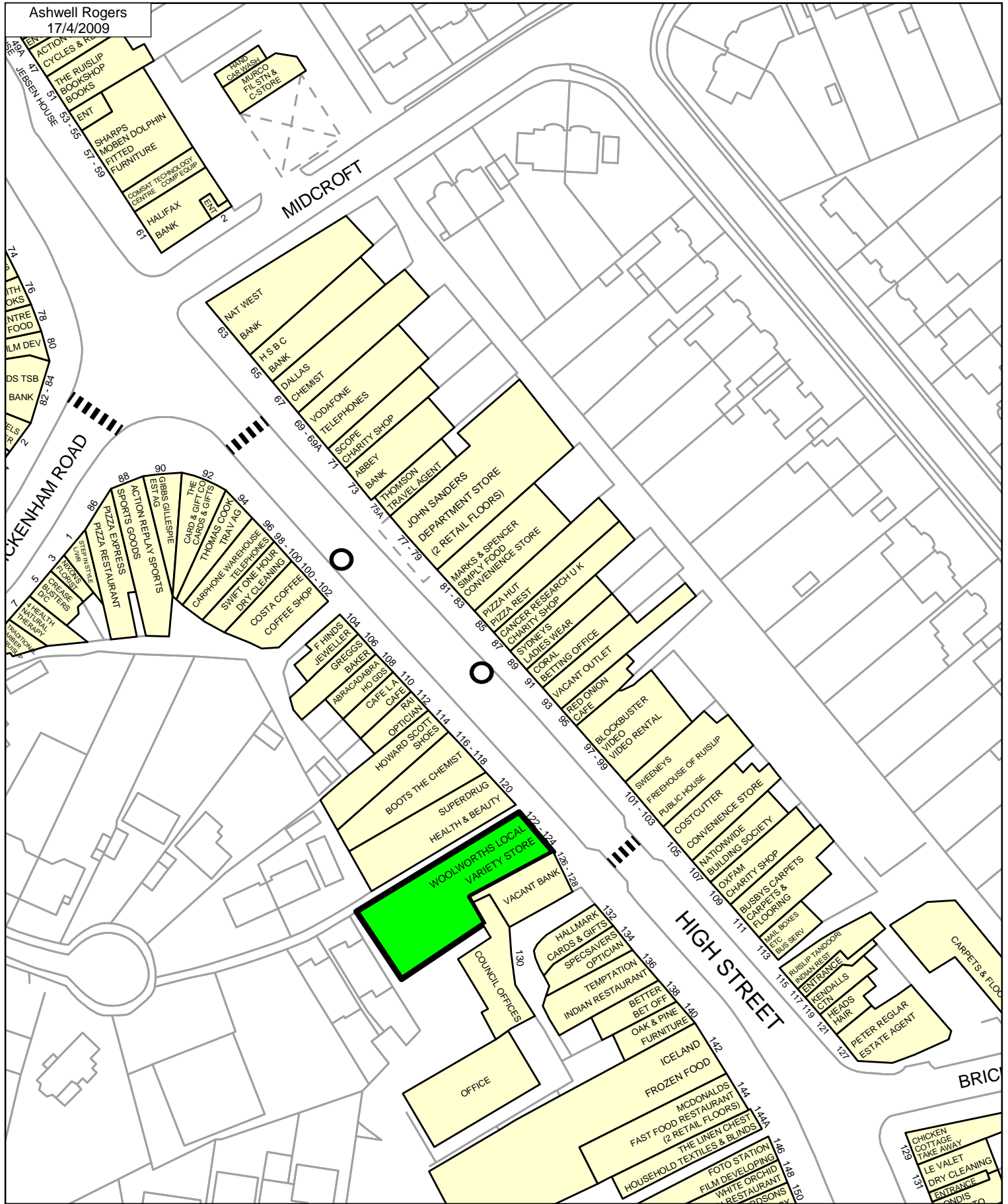
david@ashwellrogers.com john@ashwellrogers.com

SUBJECT TO CONTRACT April 2009

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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