

## 706 & 706A Field End Road Ruislip Middlesex HA4 0QP

Guide Price £520,000 Freehold

### • Investment Opportunity • Shop + Split Level 4 Bed Maisonette

**SHOP (Ground Floor) - EPC C**  
Unit of approximately 1,061 sq ft (98.6 sq m) let on a full repairing and insuring lease for a term of 20 years from 22nd December 2018 at a rent of £17,500 per annum exclusive subject to review in 2026 and five yearly thereafter. Rateable value of £16,750.

**MAISONETTE (First & Second Floor) - EPC C**  
The property is accessed via stairs from the rear service road to an outside landing area at first floor level. The generous accommodation comprises an entrance hallway providing access to the spacious 19'3 x 14' 8 living room, kitchen and family bathroom. Stairs from the hallway lead to the first floor landing which leads to four bedrooms (three doubles and one single).

Note - The maisonette is held on a 99 year lease from 25th December 1987 (61 years remaining) with an annual ground rent payable of £120 per annum. This is owned by the freeholders and would be included as part of the sale. Further details on application.

- Tenancy Agreement - Assured Shorthold Tenancy Agreement for 12 months from 3rd June 2024 at a rent of £1,400 per calendar month.

- An annual surface water drainage charge of £25 per annum is also payable.

- Heating & Hot Water: A gas fired combination boiler serves the radiator system and provides the domestic hot water.

- Windows - UPVC double glazed.

- Council Tax - We understand that the current council tax band is D.

#### LOCATION

The property is located in a busy parade of shops including Tesco Express, Boots and Greggs and approximately 1 mile from South Ruislip Station and 1.2 miles from Northolt Station (both with Central Line + Chiltern Mainline Railway).



706 & 706A Field End Road HA4 0QP

Guide Price £520,000 Freehold

**RWHITLEY**  
Est. 1938 & Co

GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.

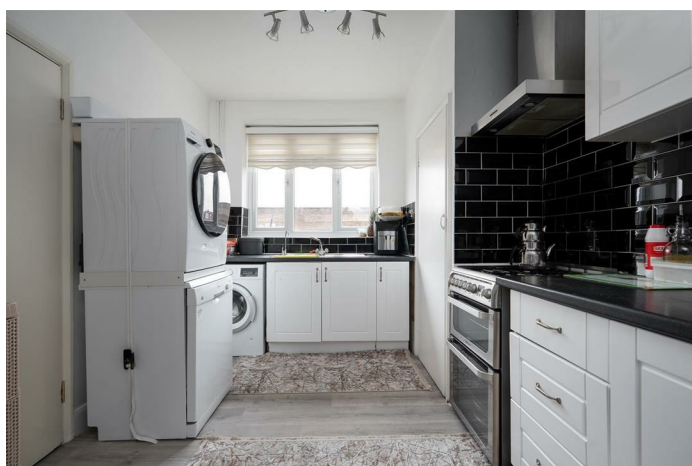
FIRST FLOOR  
546 sq.ft. (50.8 sq.m.) approx.

SECOND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 2143 sq.ft. (199.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.



01895 442711  
commercial@rwhitley.co.uk

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA