

TO LET - CLASS E



6 High Street, Ruislip HA4 7AR
1,366 Sq Ft (126.9 Sq M)

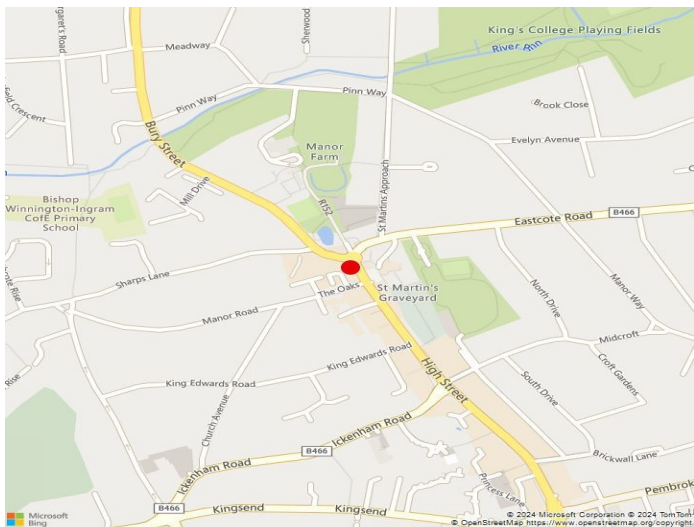
£30,000 per annum exclusive

PERIOD SELF-CONTAINED BUILDING TO LET

- POPULAR LOCATION
- SUITABLE FOR A VARIETY OF USES

Location

The Property is situated at the northern end of the popular Ruislip High Street. The Metropolitan and Piccadilly Line Station is within a few minutes' walk. There is a public car park very close by.



Description

Part of a well known period building. The Property has been redecorated and recarpeted throughout. Exposed beams throughout are an attractive feature.

The Property is considered suitable for a variety of retail, office, medical or educational uses with Class E.



Accommodation

Accommodation	sq ft	sq m
Ground Floor	747	69.4
First Floor	619	57.51
Total Area	1,366	126.9

EPC

This is Listed building and does not require an EPC.

Rent

£30,000 per annum exclusive (No VAT)

Terms

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

Legal Costs

The ingoing tenant to bear the landlord's reasonable legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £17,250

Rates Payable: £4,312.50 (2023/2024)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.
steve.keenan@vdbm.co.uk 01923 845226
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.