

TO LET - BUSINESS FOR SALE



86 Victoria Road, Ruislip Manor HA4 0AL
1,050 Sq Ft (97.54 Sq M)

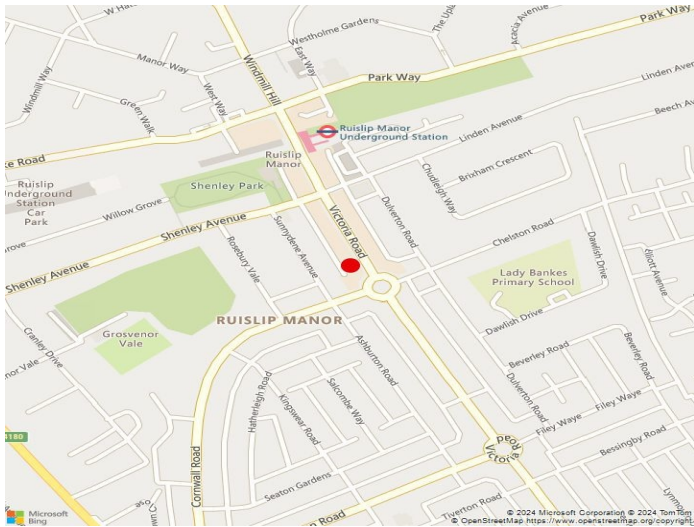
£30,000 per annum exclusive

FULLY FITTED RESTAURANT / TAKEAWAY

- BUSY LOCATION
- REAR ACCESS
- PREMIUM REQUIRED
- RECENTLY REFITTED

Location

The Property is situated on the popular Victoria Road with good on-street parking facilities and nearby car park. Ruislip Manor Metropolitan and Piccadilly Line Station is within a few minutes' walk. There is good access by road to the A40/M40/M25.



Description

Recently refitted restaurant/takeaway. To be let with the benefit of a very well equipped kitchen and all fixtures. The property benefits from a rear service road and takeaway collection hatch.



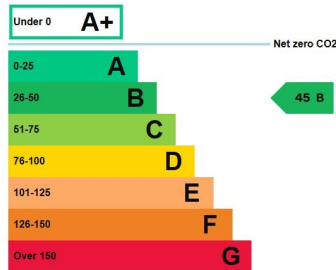
Accommodation

Accommodation	sq ft	sq m
Total Area	1,050	97.54

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (45).

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£30,000 per annum exclusive

Terms

A new full repairing and insuring lease for a term to be agreed. A premium of £110,000 is required for the benefit of the substantial fixtures and fittings.

Legal Costs

Each party to bear their own legal costs.

Business Rates

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

Rateable Value: £17,000

Rates Payable : £2,121 (2024/2025)

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

Viewings

Strictly by appointment through VDBM.

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.