

TO LET

FORMER WINE BAR IN RUISLIP MANOR AVAILABLE TO LEASE

68 VICTORIA ROAD , Ruislip Manor HA4 0AH



Features

- 939 Sq Ft (87.23 Sq M)
- £29,500 Per Annum
- Rear Yard Space
- Covered Patio Area
- Bi-Fold Shop Fascia
- Next to Costa Coffee

Summary

68 Victoria Road is the former Puna Bar which is now vacant and available to lease at nil premium.

The property is located next to Costa Coffee on this vibrant busy retail pitch.

Available on a new lease at £29,500 per annum.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

Ruislip Manor is a popular suburb in the London Borough of Hillingdon. Victoria Road is the main thoroughfare with Ruislip Manor Underground Station (Piccadilly Line) and a good mix of secondary retail shops, hairdressers, coffee shops, beauticians and eateries.

Description

A lock-up shop unit of 939 sq ft with an enclosed and gated rear yard area. The unit previously traded as a wine bar and is fitted out accordingly with a bar area, male and female WC's and cold store. The rear yard was utilised as a covered outside terrace which also accommodates a walk in chiller unit.

Tenure

Leasehold

Terms

Available on a new Full Repairing & Insuring lease for a term to be negotiated. The rental is £29,500 per annum. The Landlord will require a 6 months rent deposit.

Business Rates

London Borough of Hillingdon. Rateable Value £7,150. The property will qualify for 100% Small Business Relief, subject to tenant status.



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Planning

The shop has use class E and Sui Generis Drinking Establishment.

VAT

The property is not currently elected for VAT.

EPC

Energy Rating C.

Viewing

Strictly by prior appointment via sole agents Chamberlain Commercial 0208 429 6899.

Contact

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