

82-84 High Street | Ruislip |
HA4 7AB

Former Bank Premises |
To Let / For Sale





82-84 High Street | Ruislip | HA4 7AB

Location

Ruislip is known for its charming suburban town characteristics, located in the northwest of London. Nearby towns include Harrow, Northolt, and Uxbridge. Ruislip offers a wide range of amenities, parks, residential housing and Ruislip High Street on the A4180.

The High Street benefits from being closely situated to Ruislip Station, providing a quick service into central London via the Metropolitan & Piccadilly Line. Ruislip High Street is anchored by Iceland, Tesco Express and the successful local department store 'John Sanders'.

Description

This former Lloyds Bank offers a prominent corner unit on Ruislip High Street and a large double frontage benefitting from a highly visible fascia.

Class E retail space arranged over ground and lower ground levels. Nearby operators include many independent and national operators, including Pizza Express, Wenzel's, Costa, Tesco Express, Iceland, Specialised Cycles, Lounger's Granero Lounge Bar and McDonald's.

Accommodation

The property has the following approximate dimensions and floor areas:

Internal width (at front)	9.70 m	31 ft 9 ins
Ground floor	159.42 Sq.m	1,716 Sq.ft
Lower ground floor	29.91 Sq.m	322 Sq.ft
TOTAL	189.34 Sq.m	2,038 Sq.ft

Terms

Available by way of a new lease for a term to be agreed.

Offers for the long leasehold (ground and lower ground floors) or the freehold may be considered for the entire building.

Rent

Rental guide of £55,000 per annum exclusive, plus VAT.

Price

On application.

EPC

Further details available upon request. C 74.

Rates

The Rateable Value from April 2024 is £38,750. For rates payable please refer to the Local Charging Authority, London Borough of Hillingdon - 01895 250111.

Legal costs

Each party to be responsible for their own legal and consultancy costs.

Extraction

Planning application has been submitted with regards to a ventilation extract.



Contact

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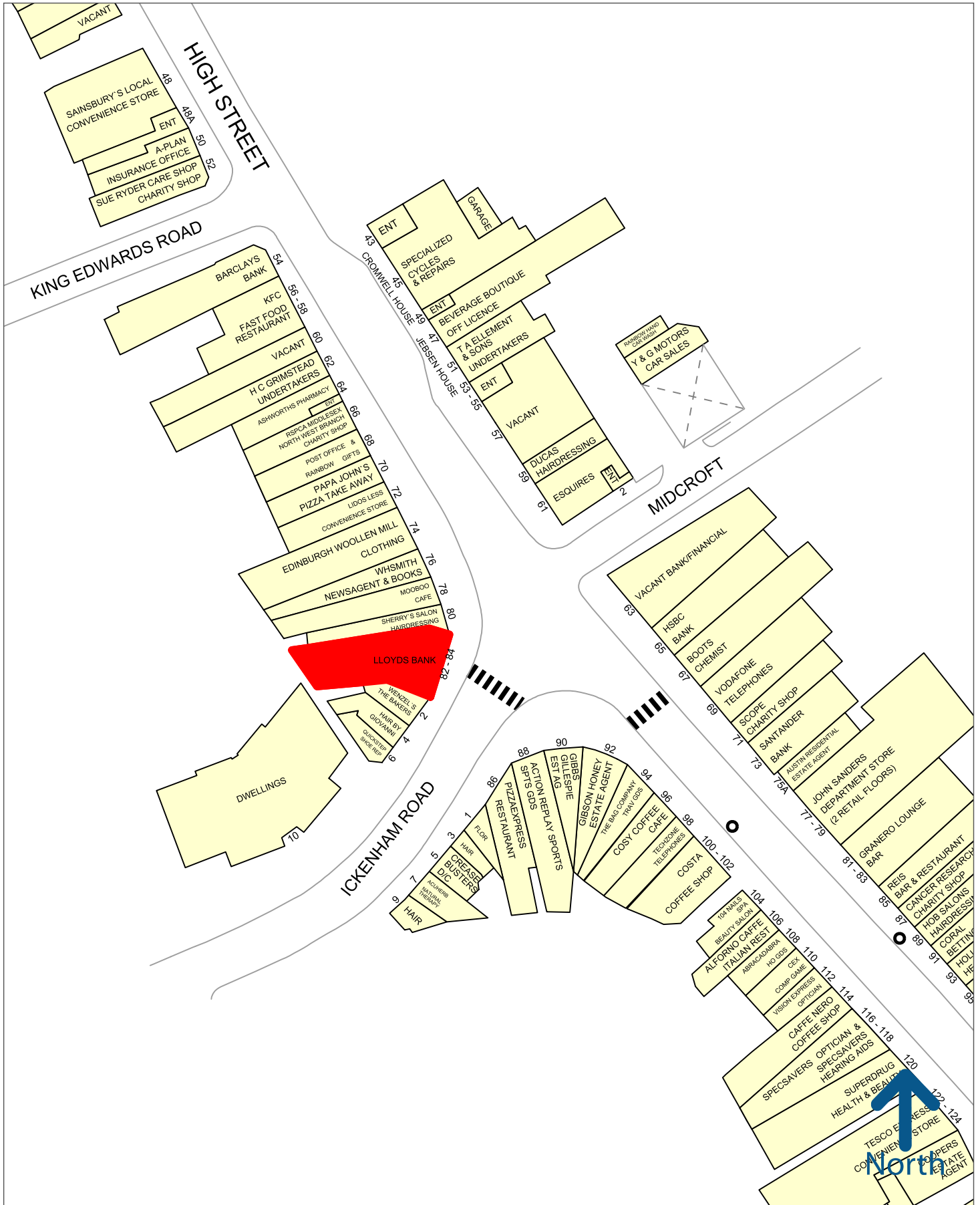
VIEWINGS - Strictly by appointment

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- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessees

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50 metres

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