PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers



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324/324a RUISLIP ROAD EAST, GREENFORD UB6 9BH Guide Price: £279,950 Freehold

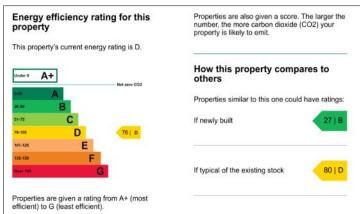


FREEHOLD INVESTMENT FOR SALE

Ground floor A1 shop premises trading as Cheveux Hairdressing Salon with self contained maisonette above subject to a residential long leasehold interest. The parade fronts on to the B455 Ruislip Road, which is a main thoroughfare and bus route, adjacent to the junction with the A4127 Greenford Road. Tesco and Iceland supermarkets are located within a few hundred yards.

- * Main road location *
- * Ground Floor Shop & Premises currently let at £17000 p.a.*
- * First floor maisonette subject to a lease of 99 Years from June 1992 *





No.	Accommodation	Present Lessee/	Rent	Lease renewal/
		Lease Terms		Reversion
324	Ground floor shop premises	Let to Mr D Nedd t/a	£17,000 p.a.	Lease expires
	Internal width: 16'6 (5.03m)	Cheveux Hair Stylist.		December 2029
	Reducing to: 7'8 (2.33m)	12 years from 25 th		
	Shop depth: 39' (11.88m)	December 2005		
	Built Depth: 48′ 9 (14.86m)	extended to 24 th		
	Shop floor area: 351 sq.ft. (35.26 m²)	December 2029.		
	Staff Rest Area, wc compartment			
324a	First Floor Maisonette	99 Years from 24 th	£100 p.a. rising to	Reversion June
		June 1992	£300p.a.	2091

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.