



117 - 119 Victoria Road, Ruislip Manor HA4 9BN



Area

Approx 1308 sq ft



Location

Prominent secondary location



Tube

Ruislip Manor



Frontage

Net frontage 36'



Rent

£40,000 per annum exclusive

LOCATION

The building is situated in a very prominent location on Victoria Road and highly visible to traffic coming towards the main retail area from the South.

The property also benefits from being surrounded by a densely populated residential area.

There is pay and display parking in the vicinity.

DESCRIPTION

Formerly trading as a restaurant the property is approx 1,308 sq ft in total and comprises of a bar area, two seating areas, a commercial kitchen area and customer WCs.

The unit is presented in good order.

Suitable for a variety of uses subject to Local Authority & Landlords consent.

TERMS

Available by way of a new lease by way of terms to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

RATES

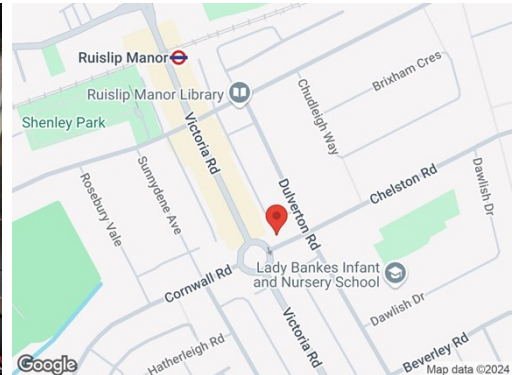
According to the Valuation Office the Rateable Value is £21,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Hillingdon.

EPC

B 37

For further information please contact:

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