



## 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.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

## RATES

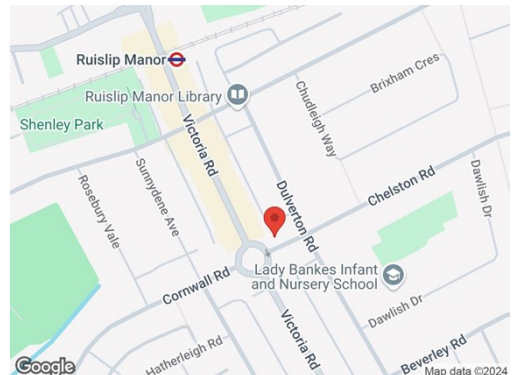
According to the Valuation Office the Rateable Value is £21,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Hillingdon.

## EPC

B 37

For further information please contact:

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