



## 38 Victoria Road, Ruislip HA4 0AG



### Area

671 sq ft



### Parking

Private parking to rear



### Tube

Ruislip Manor



### Location

Excellent position on Victoria Road



### Rent

£21,000 per annum exclusive

## LOCATION

The property is situated in the heart of the very busy local shopping destination of Ruislip Manor.

The area benefits from a tube station (Piccadilly & Metropolitan lines) and the unit is situated in the parade opposite the station. In the immediate vicinity are Pizza Hut, Wetherspoons, Budgens & Wenzels. There is ample on street pay and display parking along Victoria Road as well as private parking to the rear.

## DESCRIPTION

The property benefits from Class E Use and is suitable for a variety of different users. The main retail area is approximately 567 sq ft and there is a kitchenette and WC area to the rear.

There is also a yard suitable for parking.

## TERMS

Available by assignment of the existing ten year lease dated 10th October 2023. The passing rent is £21,000. Substantial premium offers are invited for the benefit of this valuable lease. Premium offers are invited.

## LEGAL COSTS

Each party to bear 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

Interested parties are advised to make their own enquiries with the London Borough of Hillingdon  
businessrates@hillingdon.gov.uk

## EPC

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For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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