

LOCATION

South Ruislip is in the London Borough of Hillingdon in West London. Station Approach is the local shopping parade adjacent to South Ruislip station which is predominantly occupied by independent local businesses. A small number of national retailers are situated in the local area, including: Sainsbury's, Aldi, Argos, Asda and Cineworld. The underground station is in Travelcard Zone 5 and is served by the Central line; the station lies between Ruislip Gardens and Northolt stations. Footfall for the underground station is approximately 1.83 million.

SITUATION

The subject unit is in a prominent position on the entrance/exit of the station. The unit has glass frontage, and is immediately visible when exiting and entering the station. There is another retail unit which is within close proximity to the ticket barriers. The subject unit is in a good condition, including wooden floors, and is ready for occupation. The unit has a roller shutter for security at the front.

LEASE

The unit is available by a new 6 year lease contracted outside of the Landlord and Tenant Act 1954, and subject to a 6 month rolling Landlord break.

RENT

The landlord is seeking offers of **£15,000** per annum, net of VAT. The rent is exclusive of rates and service charge.

LEGAL COSTS

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

EPC

A copy of the energy performance certificate is available upon request

OFFERS

Interested parties will be expected to provide a full business case with financials. Deadline for offers is **28th February 2019**.

Accommodation

Total area 150.00 sq ft 14.00 sq m

Business Rates

Interested parties are advised to check with the local council with regard to business rates.

ALICE HERSHMAN

Senior Surveyor
+44 207 152 5798

alice.hershman@cushwake.com

MICHAEL SOETAN

Trainee Surveyor
+447766 133 130

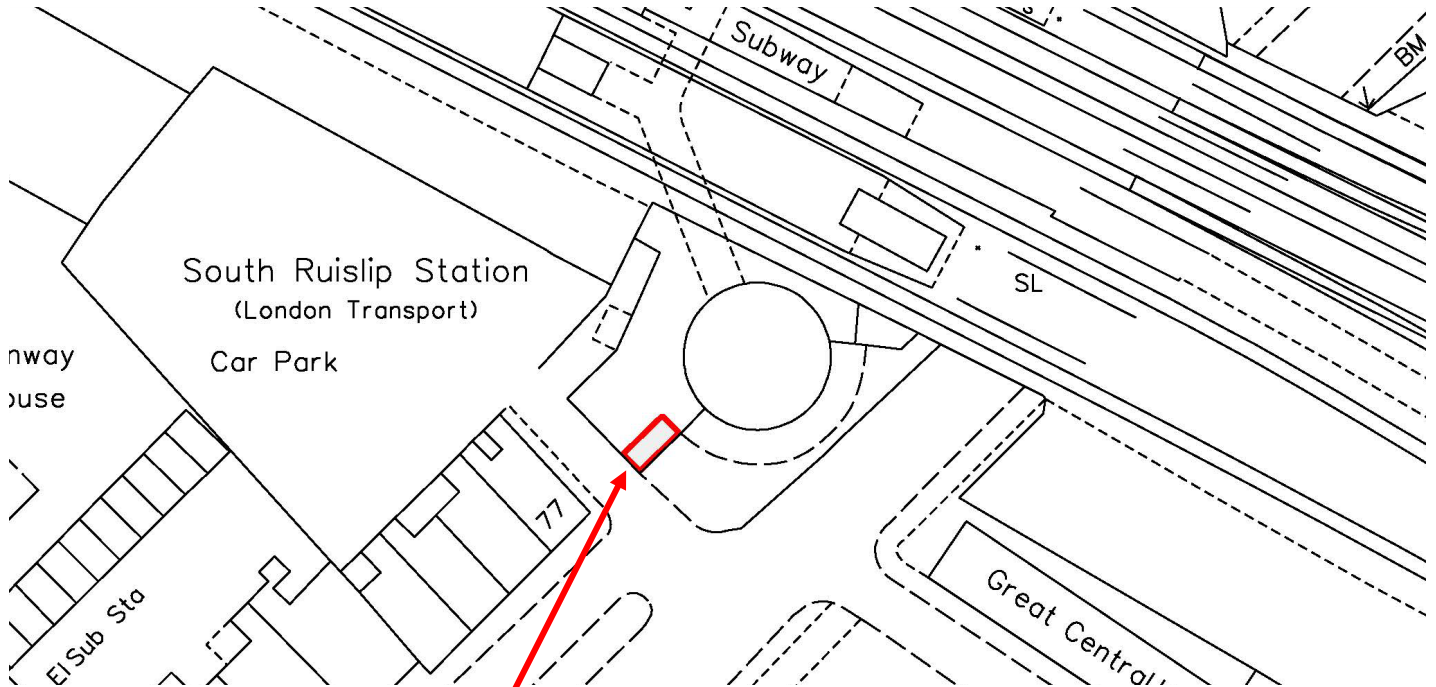
michael.soetan@cushwake.com

CUSHMAN & WAKEFIELD

43-45 Portman Square
London W1H 6LY
+44 207 152 5000

cushmanwakefield.com





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