david charles
property consultants

TO LET



82-84 High Street

Ruislip, HA4 7AB

Prominent Retail Unit on Ruislip High Street

2,727.57 sq ft

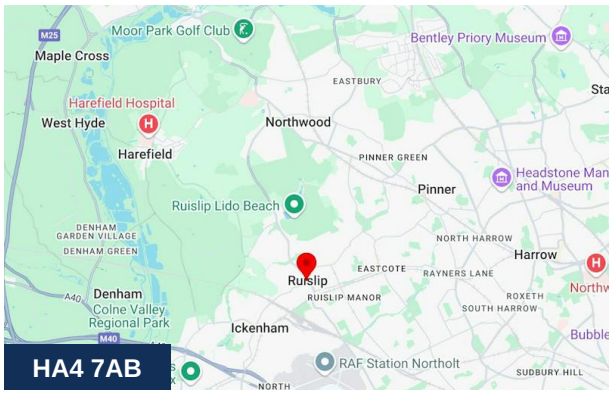
(253.40 sq m)

- Prominent High Street position
- Large double frontage
- Close proximity to Ruislip Underground Station (Piccadilly and Metropolitan Line)
- Use class E
- Suitable for a range of uses
- Nearby occupiers include Loungers, Browns Restaurant and Tesco

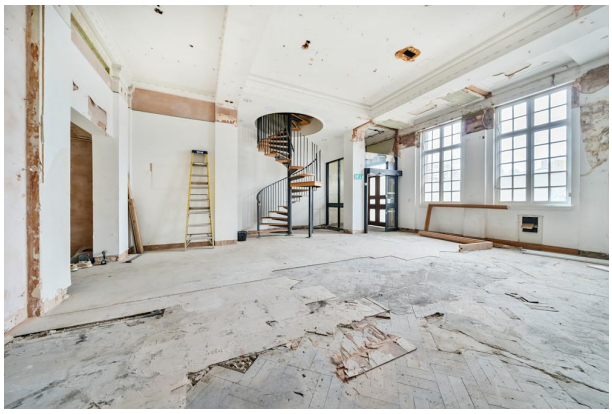
82-84 High Street, Ruislip, HA4 7AB

Summary

Available Size	2,727.57 sq ft
Rent	£60,000 per annum
Rates Payable	£19,301.37 per annum
Rateable Value	£38,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C







Description

This premises comprise a double-fronted retail unit formally Lloyds Bank situated in a prominent corner position on Ruislip High Street.

Class E retail space is arranged over ground and lower ground floors. Nearby operators include many independent and national operators, including Pizza Express, Wenzel's, Costa, Tesco Express, Iceland, Specialized Cycles Store, Lounger's Granero Lounge Bar and McDonald's.

The unit benefits from a Class E use class, which means it is suitable for various occupiers. The gross internal floor area of the building is approximately 2,974.98 sqft meaning the building is versatile and allows for a variety of retail layouts.

Location

Ruislip is known for its charming suburban town characteristics, located in the northwest of London. Nearby towns include Harrow, Northolt, and Uxbridge. Ruislip offers a wide range of amenities, parks, residential housing and Ruislip High Street on the A4180.

The High Street benefits from being closely situated to Ruislip Station, providing a quick service into central London via the Metropolitan and Piccadilly Line. Ruislip High Street is anchored by Iceland, Tesco Express and Loungers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	506.98	47.10	Available
Ground	2,220.59	206.30	Available
Total	**2,727.57**	**253.40**	

Terms

The premises are available by way of a new lease for a term to be arranged.

Rates

The Rateable Value for the premises from April 2024 is £38,750. The rates payable are approx £19,301.37. Prospective tenants are advised to reconfirm this with Hillingdon Council before occupation.

Viewing & Further Information



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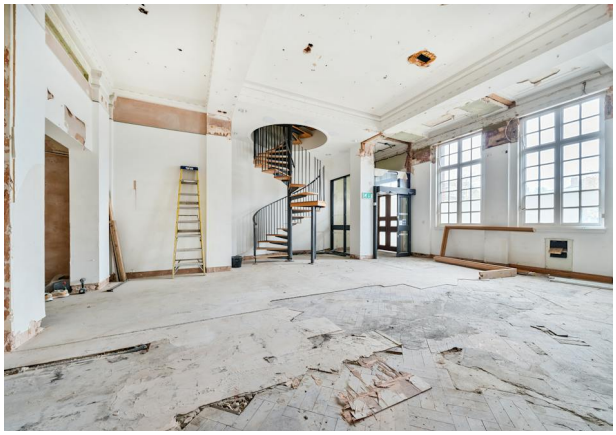
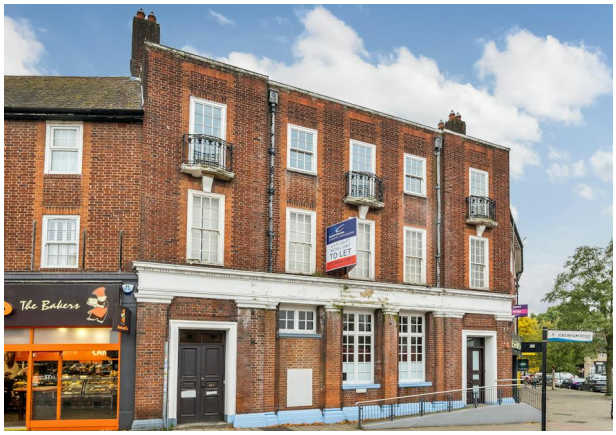



Wenzel's
SHERRY


The Bakers




mooboo
WHSmith


GAIL'S