



## 80 High Street

Ruislip, HA4 7AA

### Prominent Freehold Building – For Sale

**992 sq ft**

(92.16 sq m)

- Ground floor to be sold with VP.
- Upper parts comprise of first & second floor flat.
- Uppers sold off via way of 125 year lease (114 years unexpired).
- Retails unit comprises of former hair & beauty salon.
- Business uneffected

# 80 High Street, Ruislip, HA4 7AA

## Summary

<b>Available Size</b>	992 sq ft
<b>Price</b>	£480,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The building comprises a mid-terrace freehold shop and uppers. The ground floor has been used as a hair and beauty salon for several years and presents well throughout. The front of the premises comprises an open plan area with many studio/treatment rooms to the rear.

## Location

The building is located in a prominent position on Ruislip High Street. Nearby retailers include Gail's, Costa Coffee, Esquires, and Sainsbury's. The High Street benefits from being within proximity to Ruislip Station (0.8 miles), providing easy access into central London via the Metropolitan and Piccadilly Line (37 mins).

## Tenancies

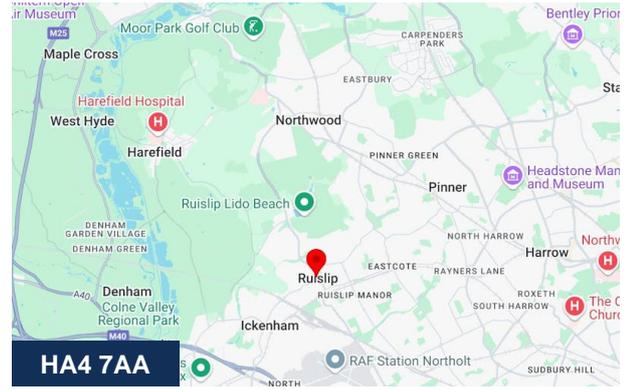
- 80 High Street (Retail Unit) – to be sold with vacant possession.
- 80B High Street (first floor flat) 125 years from 30.05.2014
- 80A High Street (second floor flat) 125 years from 25.03.2014

## Tenure

The entire freehold interest in the building is being sold subject to the leases set out above is available.

## Fixtures And Fittings

If a prospective purchaser wishes to operate the premises as hair and beauty salon a premium may be sought for the benefit of the existing fixtures, fittings and any premium associated with the premises.



## Viewing & Further Information



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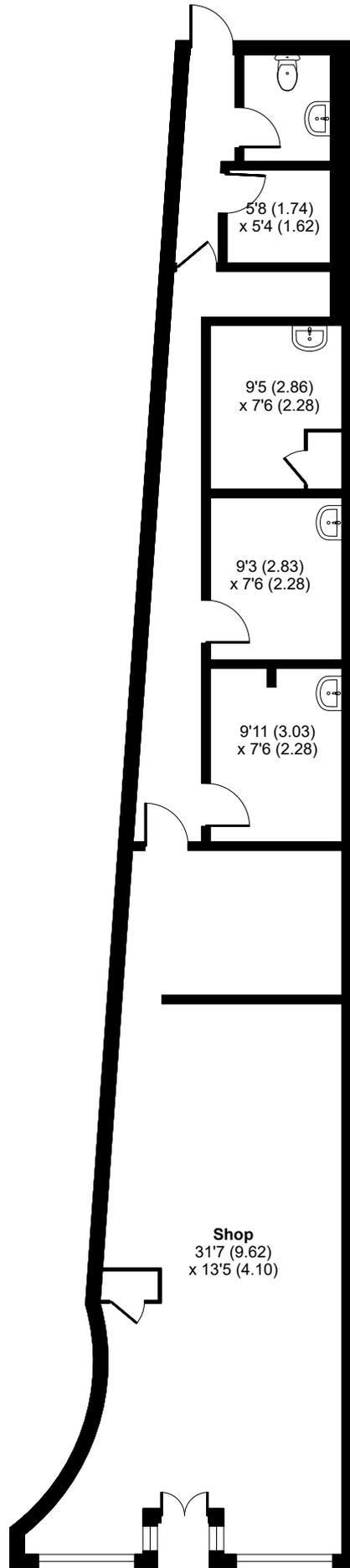




# High Street, Ruislip, HA4

Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



**GROUND FLOOR**