

# Lot 21

48 Victoria Road, Ruislip Manor,  
Middlesex HA4 0AG

**GUIDE PRICE: £240,000**



## FREEHOLD SHOP AND UPPER PREMISES WITH LONG ESTABLISHED TENANT

This freehold premises consists of a ground floor shop premises currently let to James Graham Gibbs, Paul Graham Gillespie and Ronald William Gibbs t/a Gibbs Gillespie Estate Agents who have been established as a major force in the local property market since 1991. The unit is let on a 20 year lease that commenced on 29th September 2005 on a full repairing and insuring basis with 5 yearly rent reviews. The current passing rent is £16,750 per annum. This tenancy is for the whole building which includes a split level two bedroom maisonette above, which is occupied by a sitting tenant and is sublet by the existing tenant. The whole property is being sold as an ongoing investment. The building has parking at the rear for a number of vehicles and the ground floor is well maintained by the tenants and includes air conditioning. The first floor appears to be presented in reasonable order although it would benefit from some modernisation.



### LOCATION

Ruislip Manor is located within a mile of Ruislip High Street and Eastcote Town centres. Ruislip Manor tube serves the Piccadilly and Metropolitan Lines and includes many local traders, along with national names such as Tesco, Budgens, Pizza Hut, JD Weatherspoon and William Hill. The A40, M25 and M4 motorways provide easy access to Central London and The West.

### ACCOMMODATION

Shop premises 59.09 sq metres (636 sq ft). Further parking at rear for a number of vehicles.

The flat we understand consists of split level two bedroom accommodation with lounge, kitchen and bathroom.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon: 01895 250111

### ADOPTED RATEABLE VALUE

£8,500

### VENDORS SOLICITORS

Mr M Howman  
Howman & Co  
College House  
17 King Edwards Road  
Ruislip  
Middlesex HA4 7AE  
01895 621777

### VIEWING TIMES

12/08/08 at 12.30pm  
14/08/08 at 12.30pm  
18/08/08 at 12.30pm  
20/08/08 at 12.30pm

The tenants run a working business. If you are unable to make the allotted viewing times, please do not view without contacting the auctioneers prior.