

TO LET

LOCK UP SHOP IN BUSY RUISLIP MANOR HIGH STREET

100 VICTORIA ROAD , Ruislip Manor HA4 0AL



Features

- 770 Sq Ft (71.53 Sq M)
- £27,500 Per Annum
- Next Door to Superdrug
- One Rear Car Parking Space
- No Premium or VAT
- E Class Use
- New Lease Available

Summary

This former pharmacy occupies a prominent and highly visible position along Victoria Road in the heart of Ruislip Manor, a secondary shopping area between Ruislip High Street and South Ruislip.

The main retail area measures approximately 770 sq ft, arranged over a single level, and would suit a variety of occupiers under the E Class use. To the rear, there is a 63 sq ft external store, suitable for use as a staff toilet or general storage. The property also benefits from rear access and one allocated car parking space.

The premises are available by way of a new lease, with terms to be agreed.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

Ruislip Manor is a popular and well-connected suburb within the London Borough of Hillingdon, located approximately 14 miles north-west of Central London. The property is situated just a short walk from Ruislip Manor Underground Station, which is served by both the Metropolitan and Piccadilly Lines. These provide frequent and direct services to Baker Street (approx. 24 minutes), King's Cross St Pancras (approx. 34 minutes), and Piccadilly Circus (approx. 40 minutes). The area is also well-served by a number of local bus routes along Victoria Road, offering connections to Ruislip, Eastcote, Harrow, and Uxbridge.

Victoria Road is a key retail and service hub, home to a mix of local independents and national operators, with strong footfall throughout the day. Public parking and bus services operate close by.

Description

The property benefits from E Class Use, making it suitable for a range of uses including retail, medical, professional services, or office (subject to landlord consent). The unit is offered in shell condition, allowing an incoming tenant to fit out to their specification.

Tenure

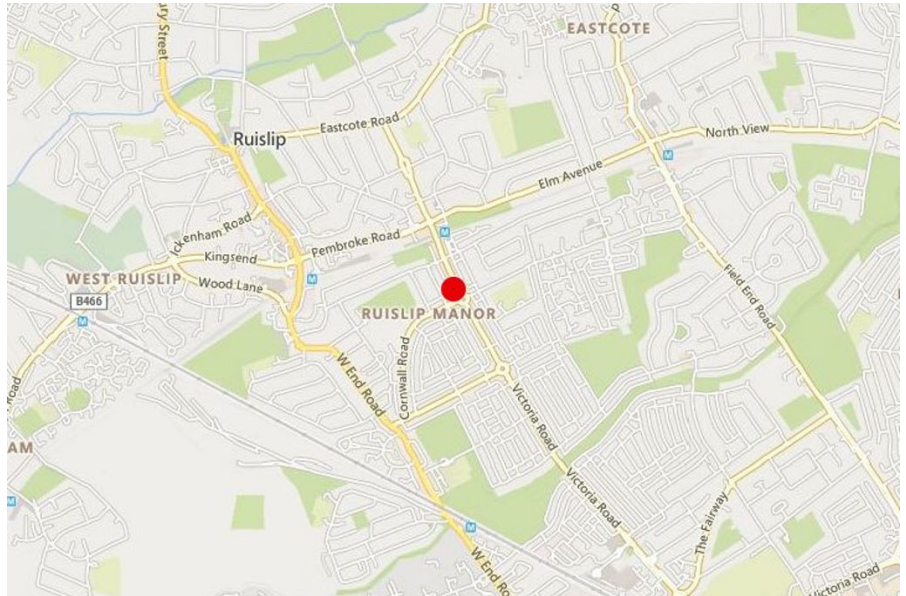
Leasehold

Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be negotiated. £27,500 per annum rent and a 6-month security deposit required.

Business Rates

The property has a rateable value of £15,500. Qualifying tenants may benefit from 75% small business rates relief reduction. Interested parties should contact the London Borough of Hillingdon to confirm eligibility and exact figures.



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VAT

VAT is not applicable to the rent.

Legal Costs

Each party to bear their own legal costs.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Archie Chamberlain 0208 429 6899
archie@chamberlaincommercial.com

Holding Deposit

Interested parties will need to pay a £2,000 non-refundable holding deposit once Terms are agreed in order to take this property off the market.



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