



69 High Street, Ruislip
HA4 8JB

£75,000 PER ANNUM
RETAIL UNIT TO LET

- Class E retail unit, prominently located in the centre of Ruislip High Street.
- Ground floor commercial unit providing 2664 square feet (247.5 square metres) NIA
- Rear Loading bay.
- Suitable for a range of uses.
- Available with a new lease and no premium
- EPC Rating - B


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Location

The property occupies a prime position on Ruislip High Street, a well-established and thriving retail destination in West London. The area benefits from consistently high pedestrian footfall and a strong mix of national and independent occupiers, including Tesco, Sainsbury's, McDonald's, Gail's Bakery and PizzaExpress, all of which contribute to the street's vibrant trading environment. Ruislip is well connected via Ruislip Underground Station (Metropolitan and Piccadilly lines), providing direct access into Central London, and is supported by a densely populated and affluent residential catchment, making it an attractive location for a wide range of occupiers.

Description

Extending to approximately 2,664 sq ft, this prominent double-fronted unit offers excellent visibility and frontage, making it ideal for a wide range of retail, leisure, or restaurant operators (subject to the necessary consents). The property benefits from a highly functional layout, with generous ground floor trading space complemented by a rear loading bay, providing convenient servicing and delivery access – a significant advantage in this busy high street location.

Business Rates

All interested parties are advised to make their own enquiries with London Borough Of Hillingdon business rates department.

Service Charge

TBC

Terms

The property is available with a new lease at £75,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

TBC

Viewings

Viewings are strictly by appointment through Apex Real Estate.



Subject to contract Apex Real Estate on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Apex Real Estate is the trading name of Apex Real Estate Holdings Ltd registered in England No: 16148221

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GROUND FLOOR
2664 sq.ft. (247.5 sq.m.) approx.



TOTAL FLOOR AREA : 2664 sq.ft. (247.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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