



40 Station Approach

South Ruislip, HA4 6RZ

Retail unit in a prominent position available by way of the purchase of a 999-year lease

650 sq ft

(60.39 sq m)

- Prominent position
- WC & kitchenette facilities
- Parking
- South Ruislip Underground Station (0.2 Miles)
- New build

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Summary

Available Size	650 sq ft
Price	£315,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

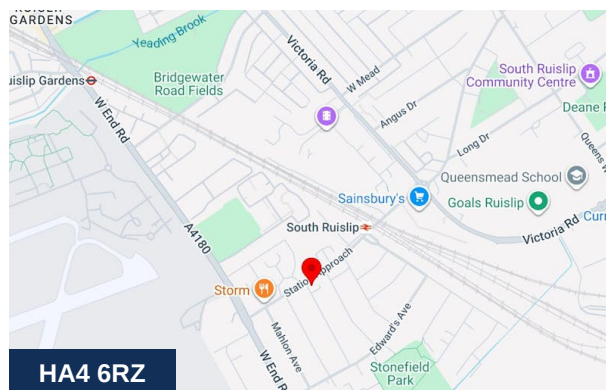
The property comprises a newly built ground floor unit in shell condition with a double glazed shop front and planning consent for a Dental Surgery or any other Class E businesses. Available for purchase by way of a 999-year lease beginning 2025.

Location

The property is located in the heart of South Ruislip, less than 5 minutes walk from South Ruislip underground station in a prominent retail position. It also offers excellent road connectivity being just 1 mile from the A40 Western Avenue.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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