

London HA4 – 47/49 High Street, Ruislip HA4 7BD
Retail Premises with Alcohol and Food License to Rent



BLUE ALPINE

PROPERTY CONSULTANTS

FT BEER



BEVERAGE BOUTIQUE

SPIRITS - TASTING ROOM

TAUBERT & SON LTD
INDEPENDENT FAMILY OWNED FUNERAL DIRECTORS

47



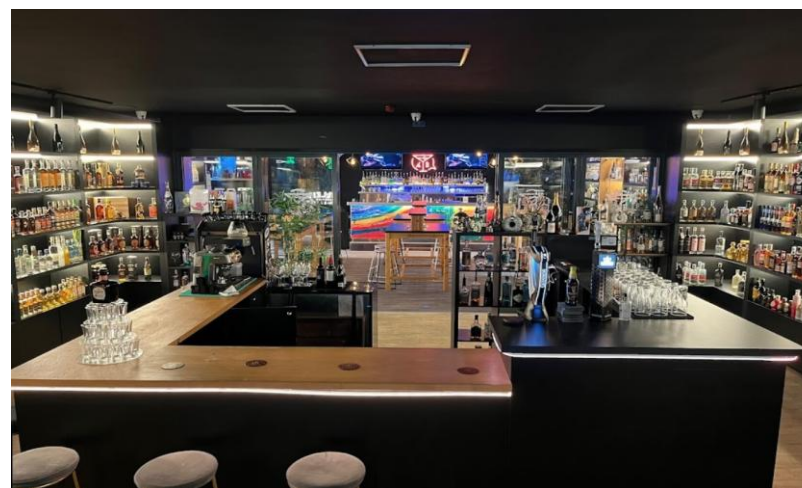
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Property Features:

- Comprises ground floor cocktail bar & mixologist training centre with kitchen
- Suitable for restaurant or off-license use (Class E)
- Lease assignment until September 2031
- Total GIA: 230 sq m (2,475 sq ft)
- VAT is NOT applicable to this property
- Situated in the heart of the town centre within short walk from Ruislip Underground Station
- Occupiers close by include KFC (opposite), Post Office (opposite), Pizza Express, WH Smith, Boots Pharmacy, Santander and many more.



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Property Description:

Comprises double fronted retail premises with alcohol and food license, suitable for cocktail bar & mixologist training centre, as well as restaurant or off-license (Class E). The property benefits from rear vehicular access and provides the following accommodation and dimensions:

Ground Floor: 230 sq m (2,475 sq ft)

Main drink & dine area

Retail counter

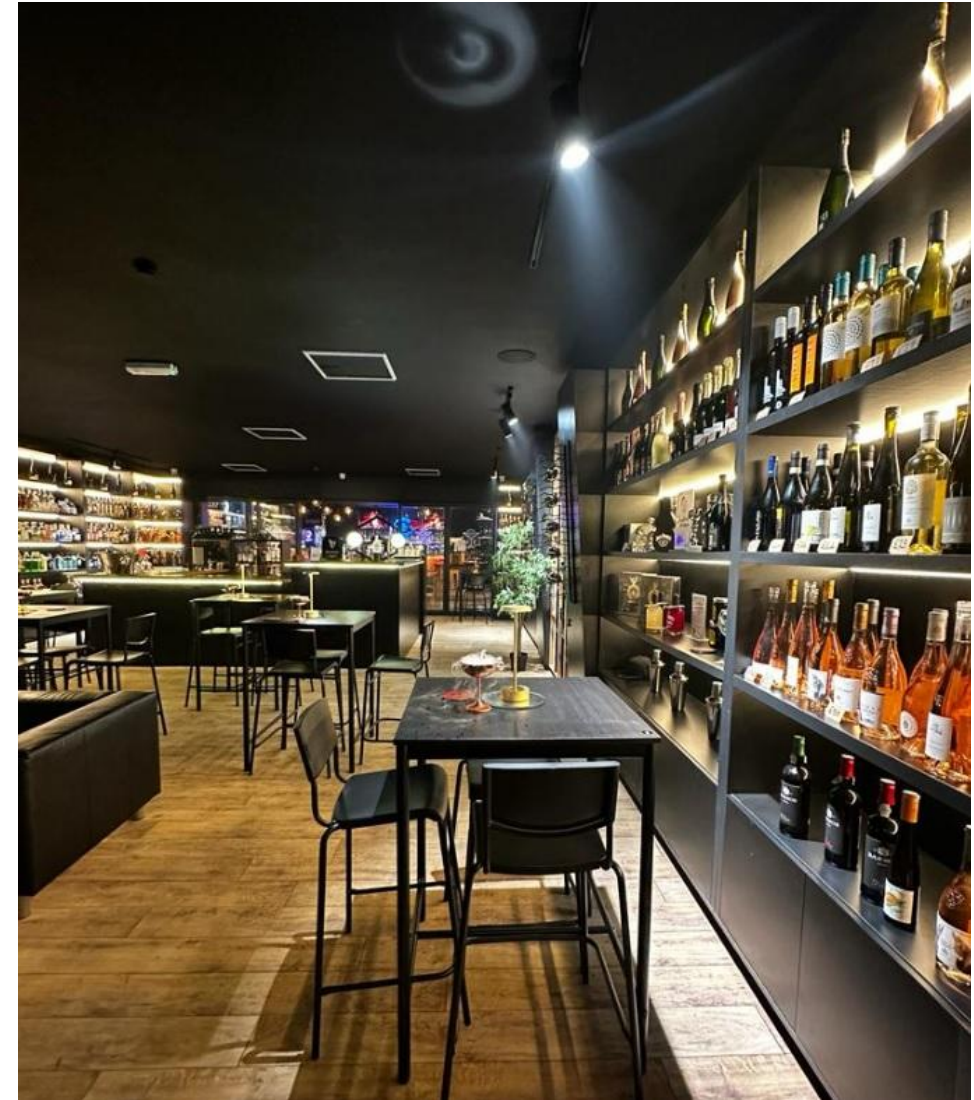
Tasting room

Kitchen

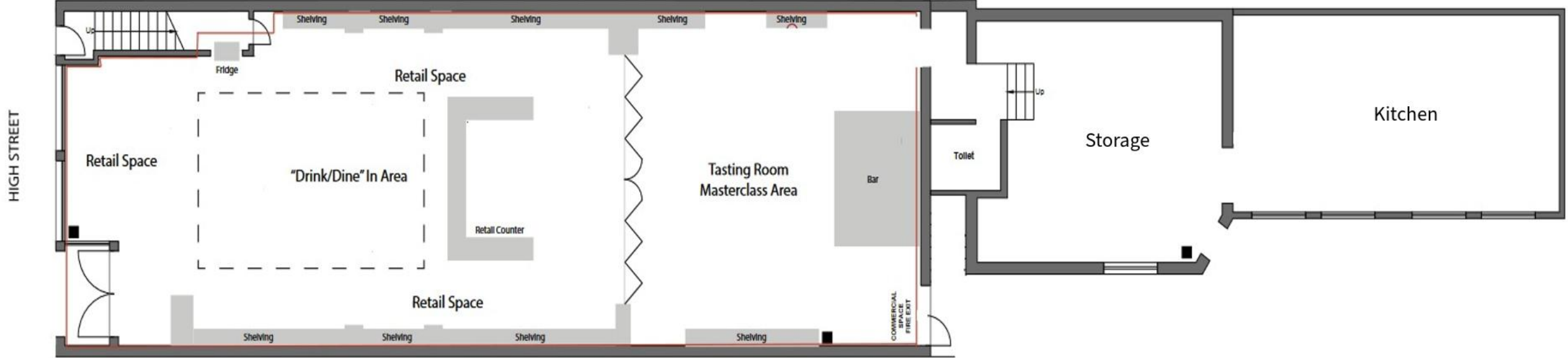
Storage

Customer WC

Current license opening times: Mon to Sun (12:00pm-11:00pm)



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Ground Floor Plan

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Terms:

Lease Assignment: Available on the following FRI terms:

Term: 10 Years from 17th September 2021 until 16th September 2031

Rent: £1,250 per week (PCM: £5,416.66)

Payment Frequency: Monthly in advance

Break Option: 16th September 2026 with min 6 months notice

Rent Review: 17th September 2026 open market

Deposit: £32,500

Rateable Value:

Rateable Value - £39,000 p.a.

Rates Payable - ~£19,950 p.a.

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



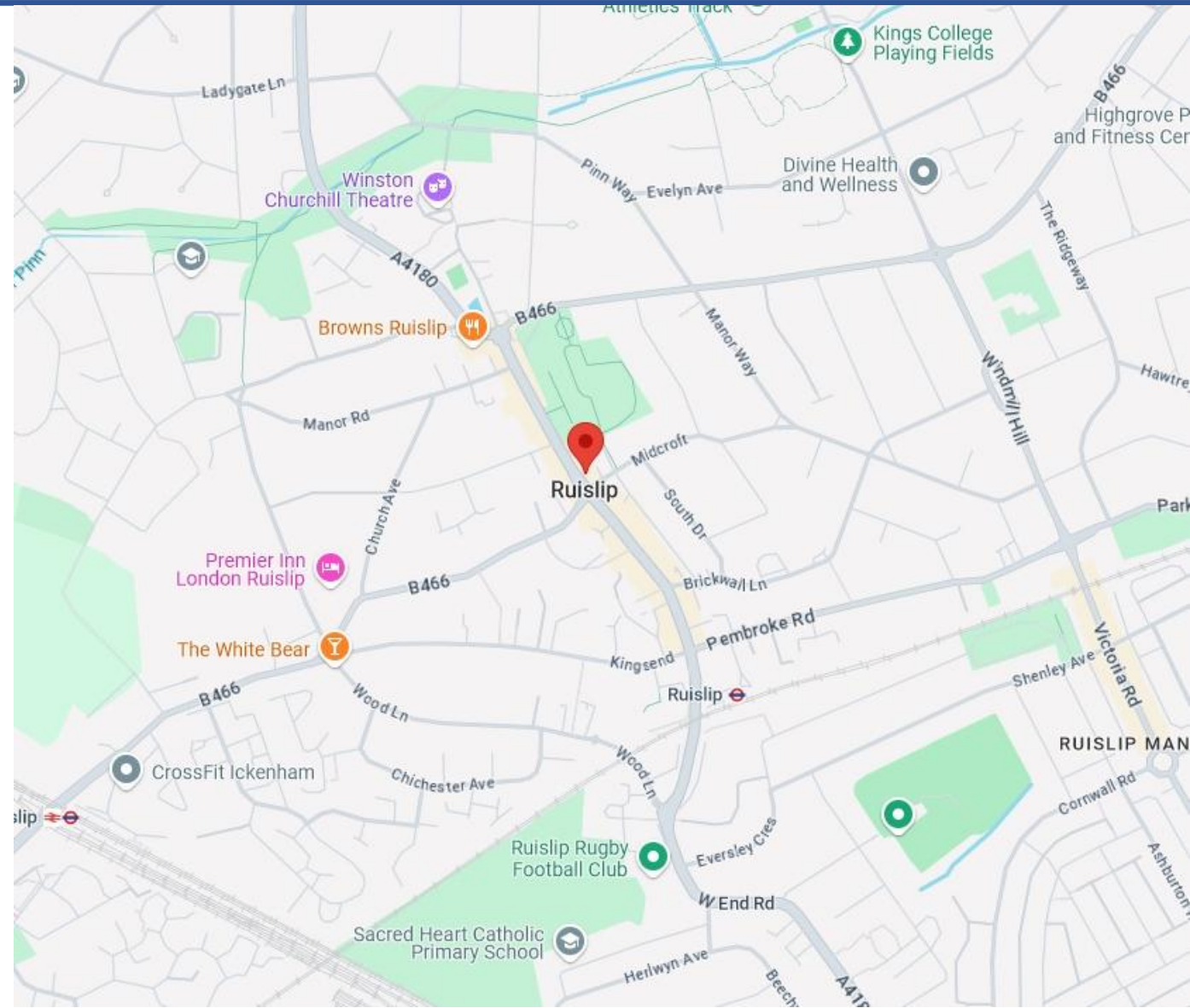
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Location:

Ruislip is a popular suburb of West London situated approximately 13 miles from the City centre. The area benefits from excellent communications with London Underground services (Piccadilly, Central and Metropolitan Lines) serving the area. The A40 dual carriageway, M40 and M25 are all within 4 miles. The property is well situated being in the heart of the town centre within short walk from Ruislip Underground Station. Occupiers close by include KFC (opposite), Post Office (opposite), Pizza Express, WH Smith, Boots Pharmacy, Santander and many more.

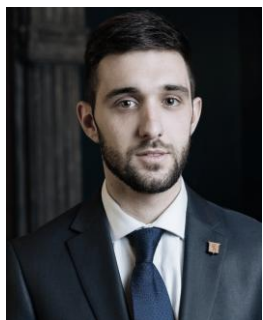


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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