



## 157 Whitby Road

Ruislip, HA4 9EB

### Shop & Upper Parts Freehold For Sale

**875 sq ft**

(81.29 sq m)

- Freehold Opportunity
- Suitable for investors or owner occupiers
- Vacant possession of ground floor only
- Ground floor 875 sqft
- Upper parts sold off on a 99-year lease from 1992, with approx. 66 years remaining.

## Summary

Available Size	875 sq ft
Price	£325,000
Rates Payable	£6,237.50 per annum
Rateable Value	£12,500
EPC Rating	C (59)

## Description

The property comprises a mid-terrace lock-up shop of 875 ft<sup>2</sup>. The ground floor is currently divided to form a large open plan area to the front with glazed meeting room and storeroom. To the rear there is a further store with kitchen and toilet.

The upper parts comprise, what we understand to be, a split-level first and second floor maisonette comprising 2 bedrooms, bathroom, kitchen and living room. The upper parts have not been inspected.

The upper parts have been sold off by way of a lease for a term of 99 years from 1962 and therefore has approximately 66 years unexpired. We understand that the ground rent is £170 per annum until June 2026 when it is set to increase to £220 per annum. A copy of the lease in respect of the upper parts is available upon application.

## Location

The premises are located on the north side of Whitby Road close to its junction with Queens Walk. Eastcote underground station (Piccadilly & Metropolitan lines) is approximately 1 mile to the north of the premises via Field End Road. Ruislip Gardens underground station is approximately 1 mile to the west (Central line). There is on street parking available to the front of the property and close by. The A40 Western Avenue is within 2 miles of the property offering easy access to the M40 and M25



## Viewing & Further Information



**Finlay Milnes**  
020 8429 9009 | 07522 700 508  
finlay@davidcharles.co.uk



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

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# Energy performance certificate (EPC)

157 Whitby Road RUISLIP HA4 9EB	Energy rating <b>C</b>	Valid until: <b>12 May 2035</b>
		Certificate number: <b>8290-8266-4313-0716-1814</b>

Property type	Retail/Financial and Professional Services
Total floor area	87 square metres

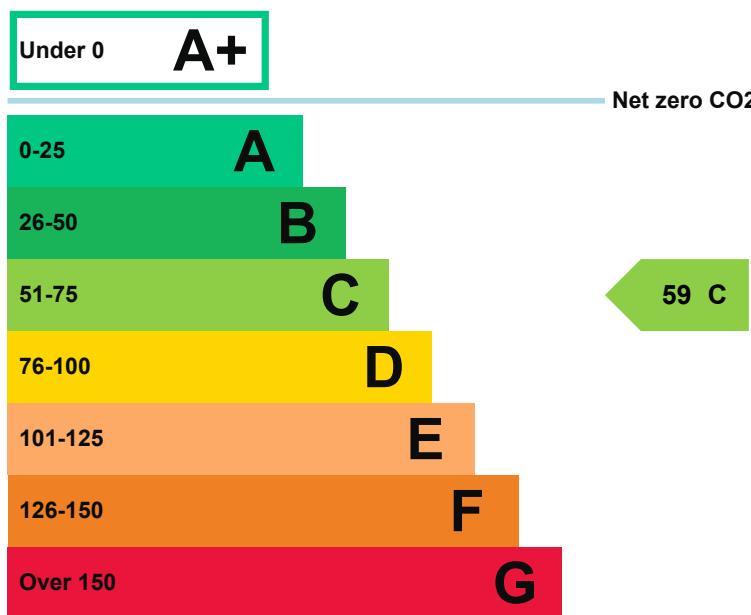
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**

8 A

**If typical of the existing stock**

30 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	22.33
Primary energy use (kWh/m <sup>2</sup> per year)	240

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6252-6830-1142-1036-5095\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Christopher Christophorou
Telephone	07984 740407
Email	<a href="mailto:chris@ecologicltd.co.uk">chris@ecologicltd.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008931
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	SAFETY LOGIC LIMITED
Employer address	35 DELHI ROAD EN1 2LZ

**Assessor's declaration**

The assessor is not related to the owner of the property.

**Date of assessment**

8 May 2025

**Date of certificate**

13 May 2025

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](#) [Service performance \(/service-performance\)](#)

**OGL**

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# Whitby Road, Ruislip, HA4

Approximate Area = 936 sq ft / 87 sq m

For identification only - Not to scale

