david charles
property consultants

FOR SALE

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

020 8866 0001

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Summary

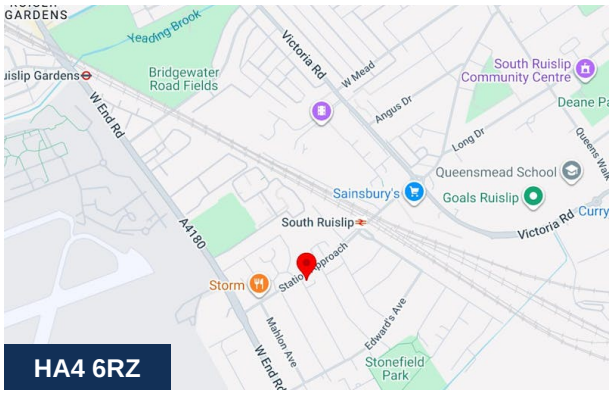
Available Size	650 sq ft
Price	£315,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.



Viewing & Further Information

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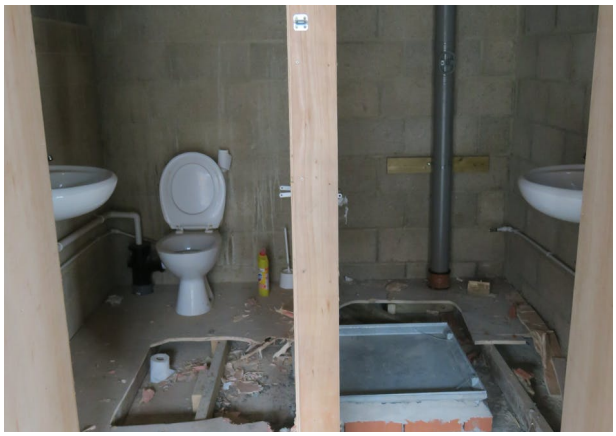
CONVENIENCE STORE