



## 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

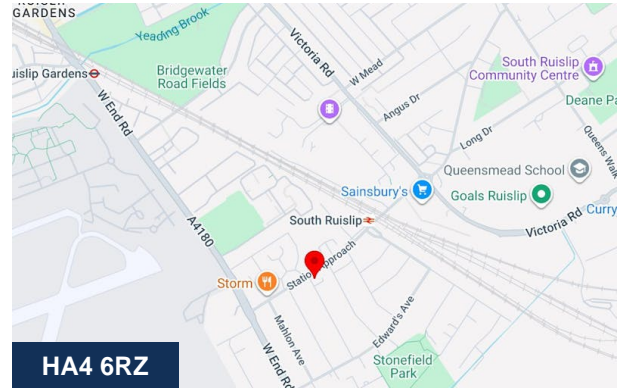
<b>Available Size</b>	650 sq ft
<b>Price</b>	£315,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## 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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