





## Excellent Newsagent and Grocery Store - Business for sale in Ruislip

Glenmore Properties are excited to present this unique commercial opportunity located in the heart of Ruislip to the market. This is a perfect opportunity for new business starters and those who want to expand their business portfolios.

Primely located in Ruislip High Street, this business is available with an A1 license. This premise benefits from a high amount of footfall, buses and Ruislip underground Station is only a short walk away. Underwent a total refurbishment. Viewings are highly recommended.

Asking Price: £90,000

Rent : £20,000 per annum (first years £20,000 next 22 years and next 2 years £24,000)

Lease - 19 years

Rent Review - every 5 years

Takings: Advised by Vendor - £6,000 per week exclusive of services ( Lottery, Money Transfer and Utility Charging)

Rates: Advised by Vendor: Nil (£7500)

Minimum Area 1200 sq ft

Opening hours: 7.00am to 11.00pm - seven days a week

Viewings: Strictly by prior appointment with Glenmore Property Services. Please call our office on 020 8904 5040 to discuss your requirements or to arrange a viewing.

**Holding deposit:** Tenants or prospective purchasers wishing to secure this property will be required to pay a holding deposit to Glenmore Property Services of £5,000. The deposit is non-refundable except if the vendor withdraws, or a clear title cannot be proven. This deposit is held in our client account until completion.

*These particulars are prepared for the guidance of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.*

*Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.*

