



HILLINGDON
LONDON

To Let – Potential Café opportunity



Warrender Park, 25 Myrtle Ave, Ruislip HA4 8RZ

- The property is located 0.4 mile from Eastcote underground station which serves the Metropolitan line and Piccadilly line.
- Local amenities include: Highgrove Pool and Fitness Centre, Rosewood Montessori Day Nursery & Forrest School
- Easy access to M40 & A40

Proposed terms Subject To Contract to the Council Formal Approval Process:

Rent: Offers Invited in excess of £9,000 pa.

Contractual Term: 6-year lease subject to upwards only rent review at the third anniversary of the term (outside of the secure of tenure provisions of the Landlord and Tenant Act 1954 Part 2) and subject to a landlord's option to break providing 6 months prior written consent to the tenant.

Possible permitted uses

The council is seeking a single business user to take the subject property for café opportunity with public WC only.

Condition. The property requires modernising and is let as seen.

REPAIRS

To comply with all regulations and restrictions made by the Landlord from time for the management of the building in accordance with the requirements of good management but without derogating in any way from the provisions of the proposed lease.

LEASE TYPE

6-year commercial lease is to be contracted out of the 1954 Landlord and Tenant Act (as above).

RENT

Landlord is accepting inviting offers in excess of £9,000 pa exclusive of electricity and water rates and any services consumed at the property in relation to the occupation and use.

INSURANCE

The Landlord is to insure the property under the Council's block policy.

ALIENATION

Assignment of the part is strictly prohibited. Assignment of the whole of the premises is prohibited without landlord's prior formal consent.

RATEABLE VALUE

TBC

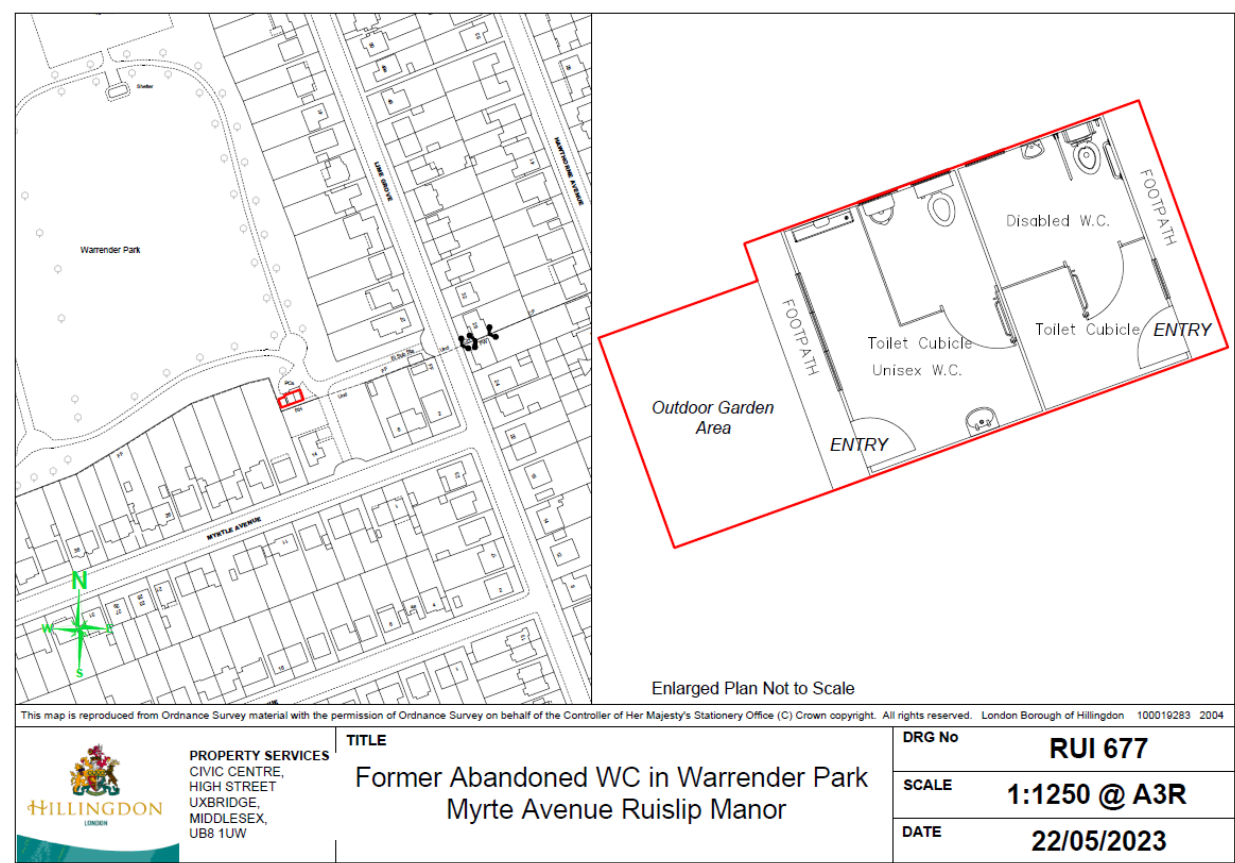
REFERENCES

Subject to satisfactory references.

RENTAL DEPOSIT

The tenant will provide a deposit equivalent to six month's rent prior to lease completion.

*Floor Plan



Disabled WC: 6.51 sq. m. (70.07 sq. ft.)
Unisex WC: 9.90 sq. m. (106.56 sq. ft.)
Total Floor Area: 16.41 sq. m. (176.63 sq. ft.)

All enquiries made to:

Mr Tekla Byfield
Email: tbyfield@hillingsdon.gov.uk

The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

*All floor areas and measurements within this particular are approximates and not be relied upon for the purpose of this lease transaction

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