

**LEASE FOR SALE - RESTAURANT UNIT
TO LET- 3,546 sq ft(329.4 sq m)
PART OF BRAND NEW LEISURE DEVELOPMENT
ANCHORED BY 11 SCREEN MULTIPLEX CINEWORLD**

**HIGHLY PROMINENT OPPORTUNITY
ADJACENT TO NANDO'S, FRANKIE & BENNY'S AND
CHIQUITO**



**Unit 2, The Old Dairy
Victoria Road, South Ruislip, Middlesex, HA4 0HF**

- Brand new retail and leisure development (Opening June 2017)
- Prominent site fronting the main road
- Established out of town retail location- densely populated residential area
- Adjacent to established retail park and a new Asda supermarket
- Planning consent for A3 use. Potential for A4 use (STP).
- Shared 500 space multi-storey car park

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Development Proposal

The new retail and leisure scheme totals approximately 140,000 sq ft of brand new retail and leisure space. The development is anchored by a 41,000 sq ft Cineworld (11 screen/1760 seats) multiplex cinema, an 80,000 sq ft Asda supermarket and 3 adjacent restaurants. The subject unit is adjacent to the already opened Nandos with Cineworld, Frankie & Bennys, Chiquito and Mimosa units all scheduled to open in June.

Location

South Ruislip is situated in West London, within the London Borough of Hillingdon with an urban population catchment in excess of 100,000 people. It is situated approximately 5 miles north east from Uxbridge and 5 miles west of Harrow. The main A40 linking London with the M25 is just to the south.

The scheme is situated in a prominent position fronting the busy Victoria Road. Ruislip Gardens tube station and South Ruislip mainline railway station are both within approximately 0.5 miles.

The site is located adjacent to Victoria Road Retail Park (Aldi & B&M) and is approximately 0.5 miles from the long established Sainsbury's supermarket, Brook Retail Park, Ruislip Retail Park and Victoria Retail Park (inc Argos, Curry's, Homebase, DFS)

Description

The restaurant unit comprises a newly constructed single storey ground floor unit with large open terrace to the front and facing across towards the cinema. The scheme benefits with a total of approximately 500 shared car parking spaces.

Accommodation

Unit 2 comprise the following approximate floor areas:

Ground Floor GIA 3,546 sq ft (329.4 sq m)
plus terrace and large bin store/yard

Planning

Unit 2 benefits from A3 planning consent. Further details can be provided on request. There is potential for A4 use, subject to planning and landlord's consent

Business Rates

Business rates will be payable but have not yet been assessed.

Terms

Offers are invited for the assignment of a brand new 20 year effective FRI lease, on the following terms:

£96,250 pa - £27.14 psf
Rent commencement is 6 Jan 2018

Service Charge

The tenant will be required to contribute to a service charge, initially proposed to be £5,784 pa

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Viewing/Information

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