

# ALL ENQUIRIES Restaurant & Hotel

Former Orchard Inn, Ickenham Road  
Ruislip HA4 7DR



## Contact

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## Location

The property is prominently located on the corner of Ickenham Road (B466) and Sharps Lane. Ickenham Road runs through Ickenham and Ruislip, and Ruislip District Centre is approximately 400 metres from the site.

West Ruislip Train Station is approximately 0.4 miles to the west and provides easy access to Central London. Heathrow Airport is circa 13 miles and Wembley Stadium 9 miles away.

The site is located in a residential area and is surrounded by residential properties on all aspects.

## Description

The property comprises a restaurant and hotel within a large detached two storey Edwardian building with associated car parking.

Internally, the ground floor comprises former restaurant and ancillary areas, including customer WC's, kitchen and associated storage areas. A residential flat is on the first floor.

A 24 room hotel adjoins the restaurant and is currently still operational.

Access to the site is via Ickenham Road with the car park surrounding the building to the north and east. In the garden to the south at the apex of the site there is a local listed war memorial (Spitfire replica).

## Tenure

Freehold/Leasehold

## Terms

Unconditional offers are invited.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rateable Value

We are advised that the Rateable Value for the property is £198,000 and the UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to local authority regarding the rates liability and any reliefs that may be available.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly through the sole agents.

## Prominent restaurant and hotel

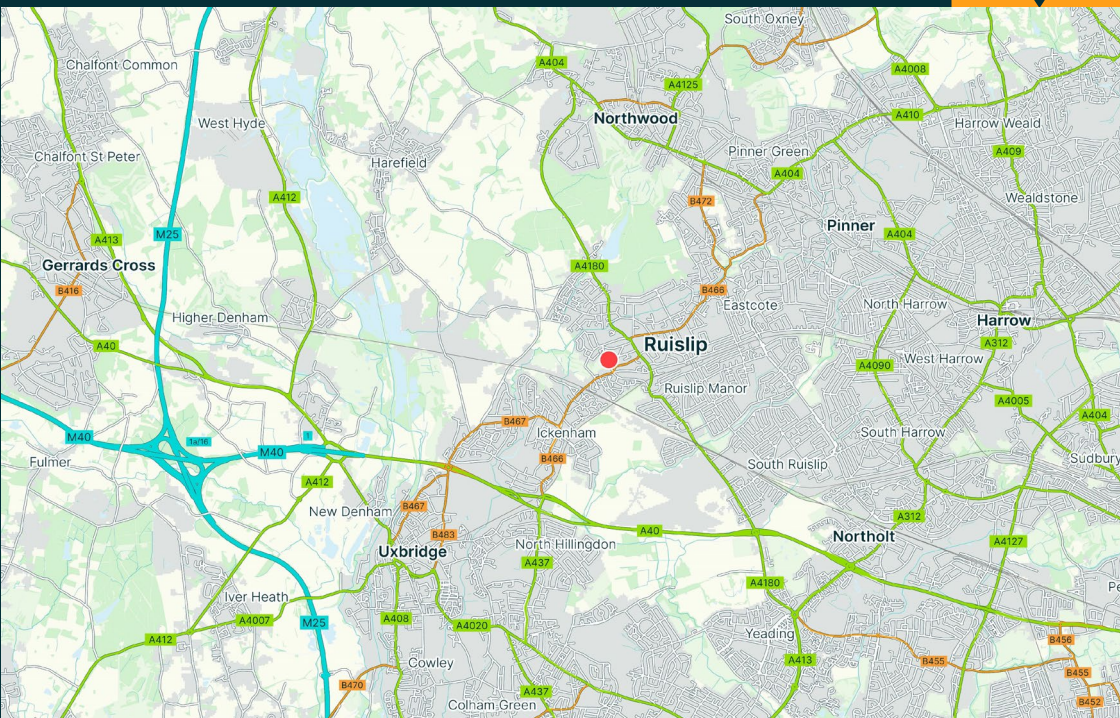
Located in the popular suburb of Ruislip

Unconditional offers only

A data room providing additional information is available on request.



1.55 acres



For further details contact:  
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