

# ALL ENQUIRIES Restaurant & Hotel

Former Orchard Inn, Ickenham Road  
Ruislip HA4 7DR



Viewing day 6<sup>th</sup> December 2024  
Between 10.00 – 10.30 am

**Contact**  
Richard Curry 07876 747146  
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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

A viewing day is scheduled on Friday 8 November 2024 between 10.00 – 10.30 am. Please contact Richard Curry or Jamie Johnson for more information.

## Prominent restaurant and hotel

Located in the popular suburb of Ruislip

Unconditional offers only

A data room providing additional information is available on request.



## Energy Performance

EPC Rating – TBC

## Accommodation

The property comprises the following approximate floor/site areas:

	Sq m	Sq ft
Ground floor	840.62	9,048
First floor	160.80	1,729
<b>Total</b>	<b>1,001.42</b>	<b>10,777</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.627</b>	<b>1.55</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

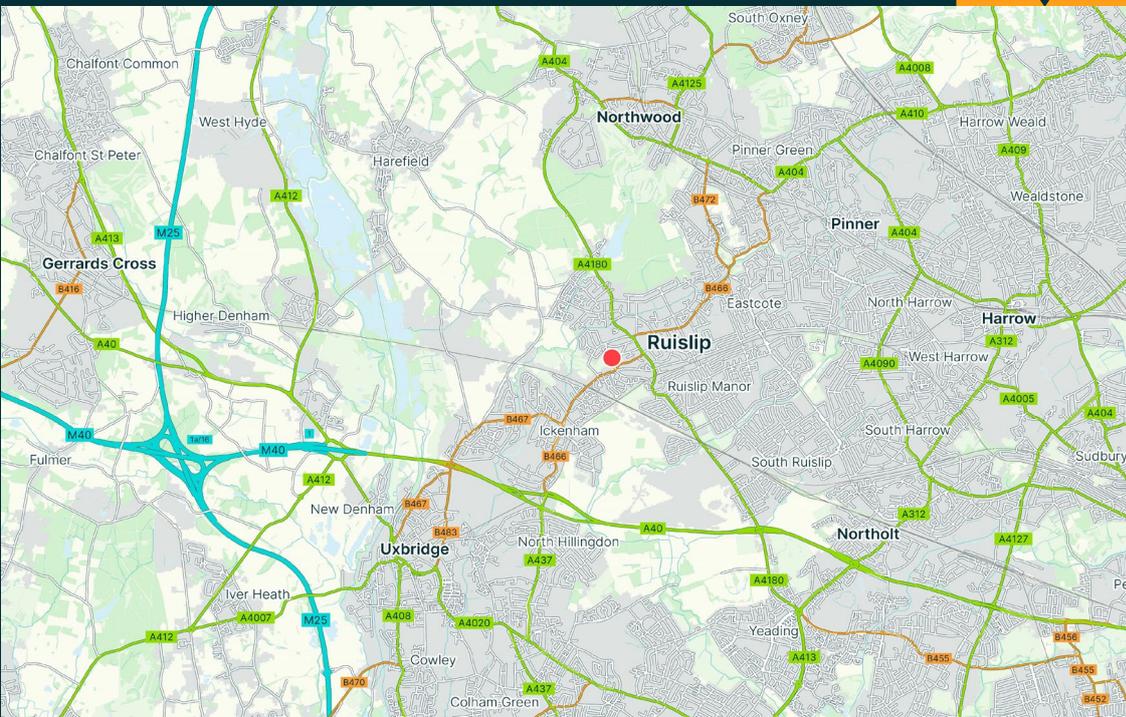


Total Site Area

0.627hectres

**1.55** acres





For further details contact:  
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