

## FOR SALE

Pub/Restaurant & Hotel

Former Orchard Inn,  
Ickenham Road, Ruislip HA4 7DR

### Key information

- Prominent pub/restaurant and hotel
- Located in the popular suburb of Ruislip
- Unconditional offers only
- Offers over £4,000,000
- Viewing day Friday 18<sup>th</sup> September at 11.00 – 12 noon

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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).

## Energy Performance Rating

Public House/Restaurant Rating – E

Hotel Rating – B

## Rating

We are advised that the Rateable Value for the property for the 2026-2027 is £156,000

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

## 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.



Accommodation

The property comprises the following approximate floor areas:

|                 | Sq m     | Sq ft  |
|-----------------|----------|--------|
| Ground floor    | 840.62   | 9,048  |
| First floor     | 160.80   | 1,729  |
| Total           | 1,001.42 | 10,777 |
|                 | Hectare  | Acre   |
| Total Site area | 0.627    | 1.55   |

Terms

Unconditional offers over £4,000,000 (Four million pounds) are invited for the freehold interest.

VAT

Value Added Tax will be charged at the prevailing rate.

Viewing

Strictly through the sole agent. Viewing days will be arranged.

The next viewing day is Friday 18th September 2026 at 11.00am – 12.00 noon.



### For further details contact:

Tim Richards

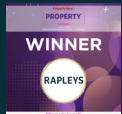
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