



Chamberlain
COMMERCIAL

29th May 2026

Our Ref TC/VIC ROAD/26

Perl Equity (Ruislip) 4 Ltd
19 Raleigh Close
London
NW4 2SX

Chamberlain Commercial,
Unit 10, Bradburys Court,
Lyon Road,
Harrow,
Middlesex
HA1 2BY

T: 0207 148 9000
E: info@chamberlaincommercial.com
W: www.chamberlaincommercial.com

Dear Perl Equity (Ruislip) 4 Ltd,

Re 17 Victoria Road, Ruislip Manor, HA4 9AA

This letter confirms that we see no commercial issue in reducing the size of this shop unit to around 344 sq ft (32 m2) in terms of its appeal to retail occupiers.

We have recently acted on several retail units in this parade and rents have increased in recent years. A smaller sized shop with a lower rent would greatly appeal to convenience type retailers and service providers who rely on quick stop passing trade from the adjacent station.

We see no reason why a smaller shop would have a negative affect on the overall vitality of this retail parade.

We trust this advice is sufficient for your purpose.

Yours sincerely,

Tony Chamberlain

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