

Europa House 2 Conduit St Mayfair London W1S 2XB primeretailproperty.com

## Prime Lease Available

# WEMBLEY 498 High Road

Con dential - Staff Unaware

## Location

The subject property occupies a prime position on High Road, close to Wembley Central Station and the entrance to the Central Square Shopping Centre. Tesco Express are situated immediately adjacent to the unit, whilst other multiple retailers located close by include Primark, Boots, Holland & Barrett, Poundland and Sports Direct.

An extract from the street plan is attached upon which the property has been highlighted.

## Accommodation

The property is arranged on ground floor only comprising the following approximate net internal floor areas and dimensions:-

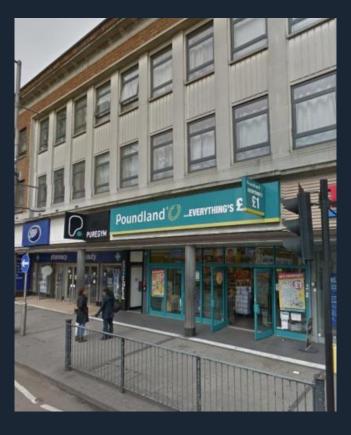
Gross Frontage	24 ft 9 in	7.54 m
Net Frontage	23 ft 6 in	7.16 m
Ground Floor Sales	6,140 sq ft	570.4 sq m
Ground Floor Ancillary	4,454 sq ft	413.8 sq m

## Lease

The property is available by way of an existing effectively full repairing and insuring lease expiring 10th December 2023 at a current rent of £211,500 per annum exclusive of rates and VAT.

#### Premium

Offers Invited.



## Rates

We have been verbally advised that the property is assessed as follows:-

 Rateable Value
 £130,000

 UBR (2020/2021)
 £0.512

 Rates Payable
 £66,560

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in this transaction.

#### **EPC**

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

## **Tim Lloyd**

tim@primeretailproperty.com 020 7016 5340

## **Rory Gittins**

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# Prime<sup>†</sup> Retail

For more information contact: **020 7016 53-4-0** 

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.