

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
rory@primeretailproperty.com
020 7016 5345



