



SPECIALITY COFFEE  
 ESPRESSO  
 DOUBLE ESPRESSO  
 LATTE  
 FLAT WHITE  
 AMERICANO  
 CAPPUCINO  
 IRISH COFFEE  
 MOCHA  
 CORTADO  
 MACCHIATO  
 TEAS  
 BARRY'S TEA  
 GREEN TEA  
 MATCHA LATTE  
 CHAI LATTE  
 TURMERIC LATTE  
 HOT CHOCOLATE  
 ICED LATTE  
 ICED AMERICANO  
 FRESH PASTRIES  
 AND SANDWICHES  
 DAILY

Lease Assignment

**118 and 118a Wembley Park Drive, Wembley,  
 Middlesex, HA9 8HP**



**HAY HILL**  
 — Leisure —

**HAY HILL**  
 L E I S U R E

Fully Fitted Cafe for sale with Bar Use (Sui Generis)  
 To request a viewing please call:  
**George Hamblett on 07766 234 955**  
**Michael Macpherson MRICS on 07821 130 877**



# 118 and 118a Wembley Park Drive, Wembley, Middlesex, HA9 8HP

## Location

Wembley Park is home to Wembley Stadium, one of the most iconic football stadiums in the world, and Wembley Arena, a renowned entertainment venue. These facilities host various sporting events, concerts, and other entertainment activities, making the area vibrant and dynamic.

**Transportation:** The area is well-connected with excellent transportation links. Wembley Park has its own tube station (Jubilee and Metropolitan lines), providing easy access to central London.

**Shopping and Entertainment:** Wembley Park offers a range of shopping and entertainment options. The London Designer Outlet, located nearby, provides a variety of shops, restaurants, and a cinema, enhancing the overall lifestyle appeal of the area.

**Regeneration and Development:** In recent years, Wembley Park has undergone significant regeneration and development. This includes the construction of new residential, commercial, and recreational spaces. The ongoing transformation has attracted businesses, residents, and investors, contributing to the overall appeal of the location. This is an excellent opportunity for any business looking to establish a presence in a dynamic and sought-after location.

## Lease Terms

**Term:** Available by way of an assignment of the existing lease expiring in August 2042 (outside the L&T Act 1954)

**Rent:** £38,000 per annum (passing)

**Residential income (2 bed flat):** £13,000 per annum

**Net rent:** £25,000 per annum

**Rateable value:** £18,250 per annum

**Next Rent Review Date:** 09/06/2028

**Tenant Break Option:** Every 5 years from 9th June 2023 (6 months notice)

**Premises License:** Sun-Thurs 9am-11pm, Fri-Sat 9am-1am

**Use Class:** Sui Generis

**Premium:** £90,000

**Floor Area:** all on ground 1,090 sq. ft.



## Contact Us:

Hay Hill Property Services Ltd  
Berkeley House  
15 Hay Hill  
London  
W14 9HG

**HAY HILL**  
L E I S U R E

**Disclaimer :** These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.

