

Lease Assignment

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



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







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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

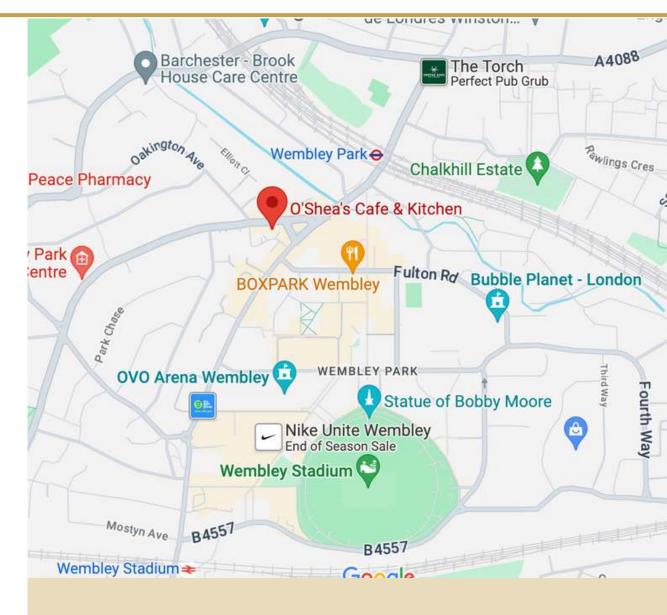
Tenant Break Option: Every 5 years from 9th June 2023 (6 months notice)

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



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 lessor s accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.

