



For Sale

**100B London Road, Wembley,
Greater London, HA9 7HG**

 £700,000 for the Freehold

 1,362 Sq Ft / 126.53 Sq M

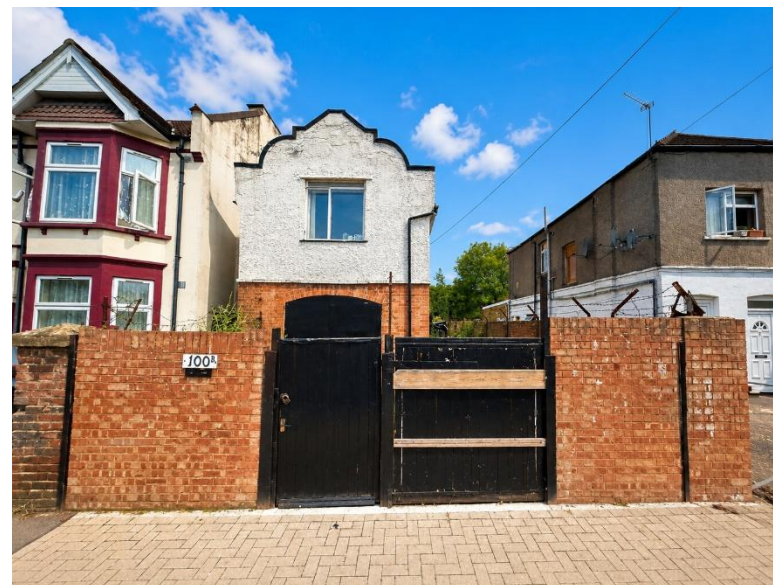
 The property comprises a commercial premises arranged over ground and first floors, offering a practical combination of workshop, storage and office accommodation. The ground floor provides a workshop together with external storage, while the first floor comprises a kitchen, office and internal storage area, providing useful ancillary facilities. The sale includes a parcel of land to the rear of the adjacent property with access from London Road.

 The accommodation offers a flexible and versatile layout suitable for a variety of commercial and business uses. The property offers development potential, subject to any necessary planning permissions and consents.

For further information
please contact:

01582 957591

**9 Compton Avenue,
Luton, LU4 9AX**



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Location

The property is situated on London Road, Wembley, with excellent transport connectivity. Wembley Central and Wembley Park stations provide convenient links to Central London, while the North Circular, A40 and M1 offer easy access to the wider road network.

Terms & Tenure

The premises are for sale freehold at £700,000 exclusive.

Accommodation

GF External Storage:	617 sq ft	(57.32 sq m)
GF Workshop:	415 sq ft	(38.55 sq m)
FF Kitchen & Storage:	21 sq ft	(1.95 sq m)
FF Office:	309 sq ft	(28.71 sq m)
Total:	1,362 sq ft	(126.53 sq m)

Rates

Rateable Value £16,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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