

Unit 8

SHOP TO LET



Wembley
Central



THE
PERFUME
SHOP





LOCATION

Wembley is situated in Central London Zone 4 and is a thriving and vibrant suburb benefiting from excellent communication links.

Wembley Central is situated adjacent to Wembley Central mainline and underground station and fronts Wembley High Road.

Wembley Central is a mixed use scheme, comprising 118,000 sq ft of retail and restaurants, an 86 bedroom **Travelodge**, 273 apartments and a 233 space multi storey car park. Key retailers include; **Tesco**, **Sports Direct**, **Iceland**, **Argos** and **TK Maxx**.

ACCOMMODATION

Net internal floor area:-

Ground Floor Sales 123.28 m² 1,327 sq ft

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£37,500pax.

SERVICE CHARGE

£4,077 for the year.

BUSINESS RATES

Rateable Value: £33,500

UBR (2021/22) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8937 1525.

LEGAL COSTS

Each party to be responsible for their own costs.

ENERGY PERFORMANCE CERTIFICATE

Band B. Report available on request.

POST CODE

HA9 7FA

SUBJECT TO CONTRACT APRIL 2021



185k + people living within 2 miles



One of London's fastest growing suburbs



233 car park spaces



+ 2.5m users of Wembley Central station

Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property, April 2021.



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