

**Lot 37, Halifax Bank, 427 High Road, Wembley, London,
HA9 7AB**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

London Bank Investment	
<ul style="list-style-type: none">Let to Bank of Scotland PLC T/A Halifax until 2027Substantial Double fronted and prominent unitApproximately 439.19 sq m (4,546 sq ft)800m from Wembley StadiumNeighbouring Occupiers Include McDonalds, Boots, Greggs and Superdrug.	
Lot 37	Auction 10th July 2025
Rent £102,000 per Annum Exclusive	Status Available
Sector Bank	Auction Venue Live Streamed Auction

Location	
Miles	7 miles north west of Central London 0.5 miles west of Wembley Stadium
Roads	A406 (North Circular Road), A40, A404, M1, A1
Rail	Wembley Central (Bakerloo Line, Overground), Wembley Stadium Railway Station,
Air	London Heathrow Airport, London Luton Airport, London Gatwick Airport

Situation

Wembley is a popular North-West London suburb, renowned worldwide for being home to Wembley Stadium, England's national football stadium. The property is prominently situated on the southern side of High Road (A404), close to Wembley Central Station and Wembley Central Shopping Centre and approximately 0.5 miles east of the property. Nearby occupiers include McDonalds, Boots, Greggs, Superdrug and an eclectic mix of local and national retailers.

Tenure	
Virtual Freehold. Held for a term of 999 years from 08/11/2021 at a fixed peppercorn rent.	
EPC	
Band D.	

Description	
The property comprises ground bank hall accommodation and lower ground floor ancillary accommodation. The property benefits from a significant retail frontage and forms part of a larger building.	
VAT	
VAT is applicable to this lot.	
Note	
The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.	
Completion Period	
8 Week Completion	

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Lower Ground	Banking Hall / Ancillary Ancillary	235.20 203.99	(2,351) (2,195)	BANK OF SCOTLAND PLC (cm SC327000) t/a Halifax (1)	A term of years from 18/10/2019 until 2027	£102,000	19/09/2027
Total Approximate Floor Area		439.19	(4,546 sq ft) (1)			£102,000	

(1) The floor areas stated above are those published by the Valuation Office Agency. (voa.gov.uk)

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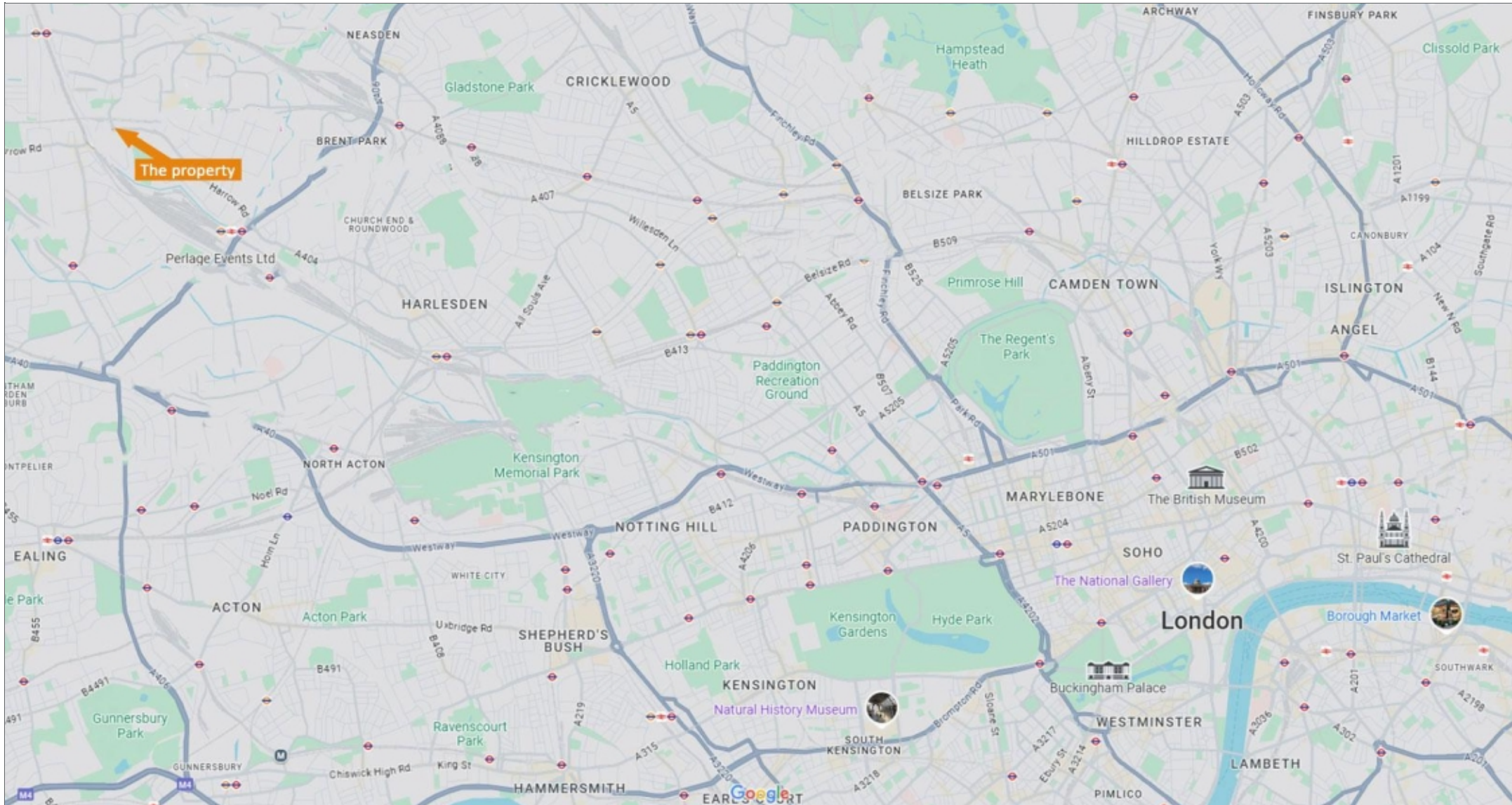
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