

26 Ealing Road,
Wembley, London HA0 4TL
 Freehold Retail and Residential Investment

Lot 17

£14,400 per annum
 exclusive with vacant
 retail unit to be let



Rear



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|---------------|-------------|----------------------------------|-------------------|--|----------------|
| Ground | Retail | 51.73 sq m (557 sq ft) | VACANT POSSESSION | | |
| First | Studio Flat | 25.80 sq m (277 sq ft) | INDIVIDUAL | 1 year AST from 01/10/2019 | £9,600 |
| Basement | Storage | 60.34 sq m (650 sq ft) | INDIVIDUAL | 5 years from 01/07/2017 until 30/06/2022 | £4,800 (1) |
| Totals | | 137.87 sq m (1,484 sq ft) | | | £14,400 |

(1) The rent is inclusive of insurance.

Key Details

- Includes 1 bedroom flat let on an AST, rear access and parking
- 150 metres from Wembley Central Station and less than a mile from Wembley Stadium
- Residential development potential (subject to consents)
- Neighbouring occupiers include Coral, Lloyds Bank, HSBC and an eclectic mix of local retailers

Location

Miles: 8 miles north-west of Central London
Roads: North Circular (A406), A40
Rail: Wembley Central (Bakerloo Line), Wembley Park (Jubilee Line), Preston Road (Metropolitan Line)
Air: London Heathrow

Situation

The property is prominently situated in the popular and affluent North West London Borough of Wembley, on the west side of the busy Ealing Road (A4089), approximately 150 metres from Wembley Central Station and less than a mile from Wembley Stadium. Neighbouring occupiers include Coral, Lloyds Bank, HSBC and an eclectic mix of local retailers.

Description

The property comprises ground floor retail accommodation, basement storage accommodation and a studio flat on the first floor. The property benefits from rear access and parking at the rear. The property may be suitable for residential development (subject to consents).

Tenure

Freehold.

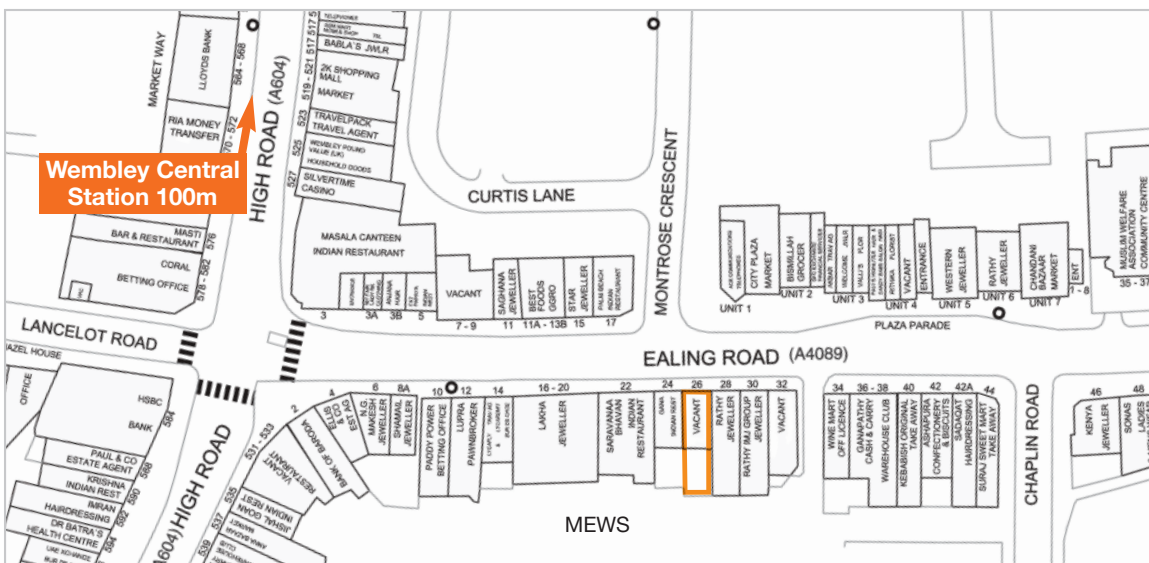
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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