

# Lot 11

£102,000 Per Annum  
Exclusive

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

London Bank Investment



## Tenancy and accommodation

# Lot 11

£102,000 Per Annum  
Exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall	235.20 sq m	(2,351 sq ft)	BANK OF SCOTLAND PLC t/a Halifax (1)	9 Years from 18/10/2019 until 2027	£102,000	20/09/2022 (19/10/2027)
Lower Ground	/ Ancillary Ancillary	203.99 sq m	(2,195 sq ft)				
<b>Total Approximate Floor Area</b>		<b>439.19 sq m</b>	<b>(4,546 sq ft) (2)</b>			<b>£102,000</b>	

(1) For the year ending 31/12/2020 Bank of Scotland PLC had a reported Turnover of £7,773,000,000, a Pre-Tax Profit of £883,000,000 and a Net Worth of £12,831,000,000. (NorthRow 11/11/2021)  
(2) The floor areas stated above are those published by the Valuation Office Agency. (voa.gov.uk)

### Key Details

- Let to Bank of Scotland PLC until 2027 (No Breaks)
- Substantial Double fronted and prominent unit
- Approximately 439.19 sq m (4,546 sq ft)
- Neighbouring Occupiers Include McDonalds, Boots, Greggs, Superdrug, Wilko

### 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 Train 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, Wilko and many more local and national retailers.

### 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.

### Tenure

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

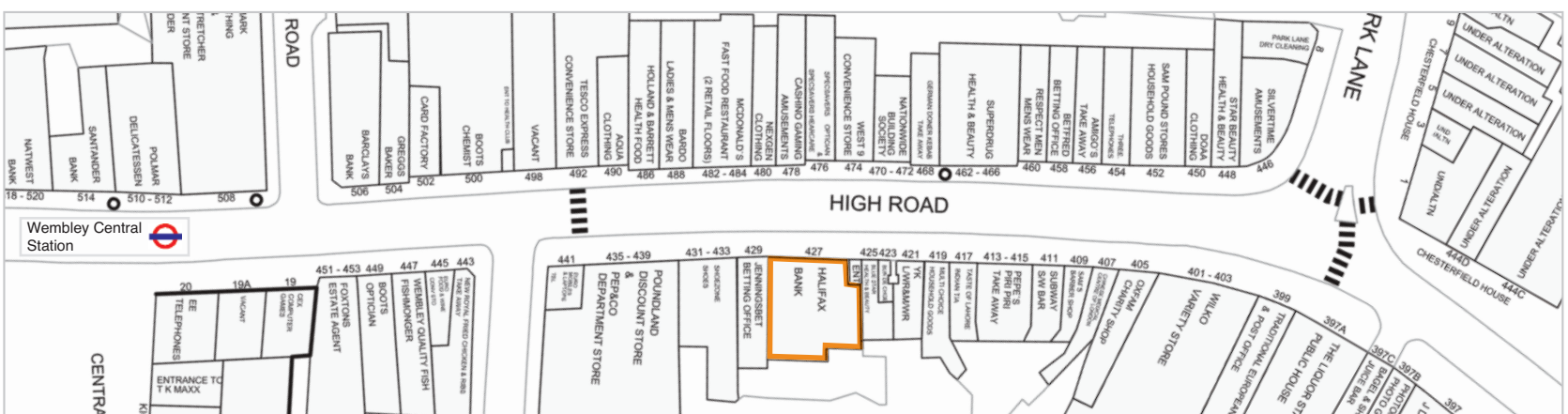
### VAT

VAT is applicable to this lot.

### 6 Week Completion

### Energy Performance Certificate

Band D.



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