

Lot 23, Halifax Bank, 427 High Road, Wembley,

London HA9 7AB

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

London Bank Investment

- 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)
- 800m from Wembley Stadium
- Neighbouring Occupiers Include McDonalds, Boots, Greggs, Superdrug, Wilko

Auction 17/Feb/2022

Lot 23

Status Available

Rent £102,000 per Annum Exclusive

Auction Venue Live Streamed Auction

Sector Bank

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, Wilko 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.

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

EPC

Band D.

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 (Approx)		Tenant	Term	Rent p.a.x	Review/ (Reversion)
Ground Lower Ground	Banking Hal / Ancillary/ Ancillary	235.20 sq m 203.99 sq m	(2,351 sq ft) (2,195 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)
Total		439.19 sq m	(4,546 sq ft) (2)			£102,000	

(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)

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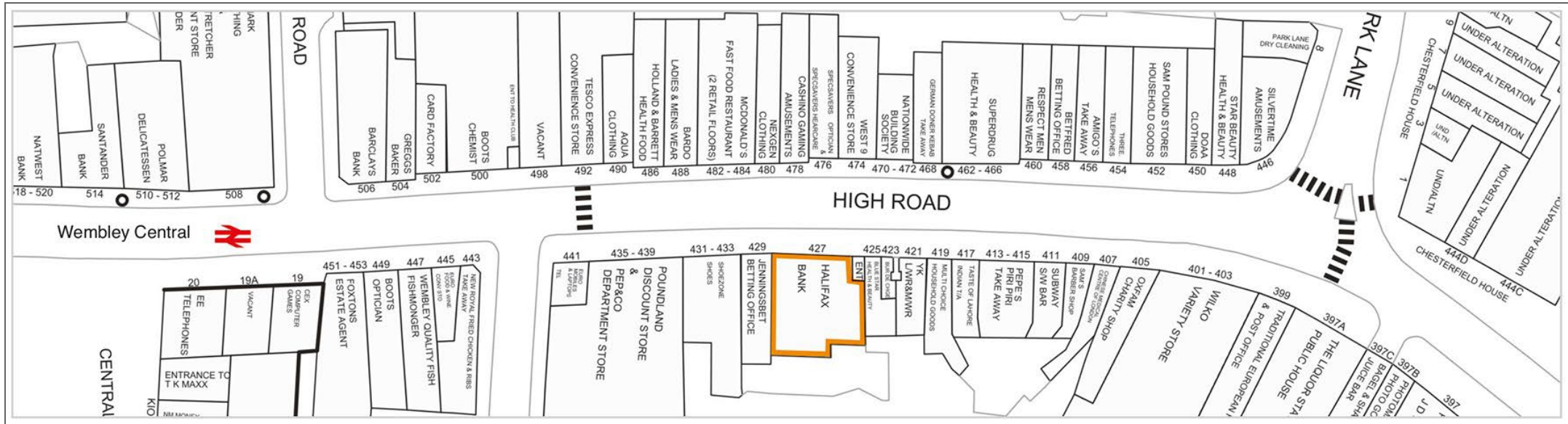
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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060519
john.mehtab@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Gunnercooke LLP
1 Cornhill
London
EC3V 3ND

Sam Rosenthal
07941613379
sam.rosenthal@gunnercooke.com

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