

Shop/ Office/ Café To Let

522 High Road Wembley HA9 7BS

460 sqft 42.73 sqm



Location

The property is located in the best part of Wembley High Road Directly opposite Wembley Square and Wembley Central Station.

Very prominent location next to Nat West Bank, Santander, Primark and close to Wenzel's, Costa Coffee, Argos TK Max, CEX and many other traders

The shop is directly opposite traffic light-controlled crossing and is very prominent with numerous bus routes along Wembley High Road

There are public car parks, on street parking.

Areas

Frontage	5.26m	14ft 9 ins
Internal Width	5.26 m	14ft 9 ins
Built Depth	10.64m	34ft 11 ins
Ground Floor Area	42.73 sqm	460 sqft



Description

A ground floor shop and prominent frontage

Rent **£32,500 pax**

Lease

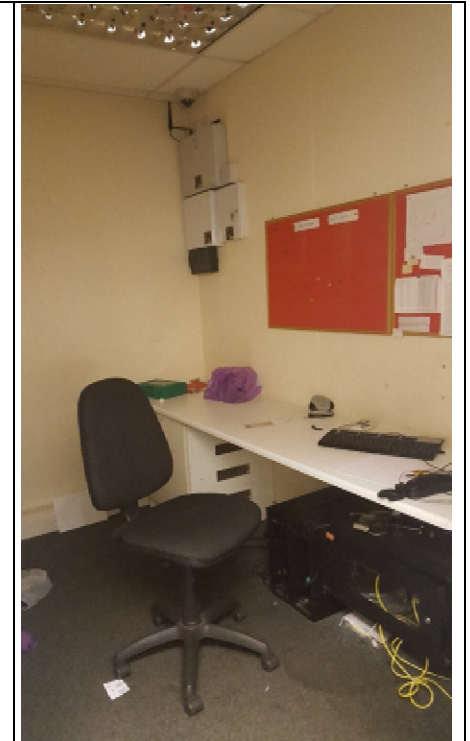
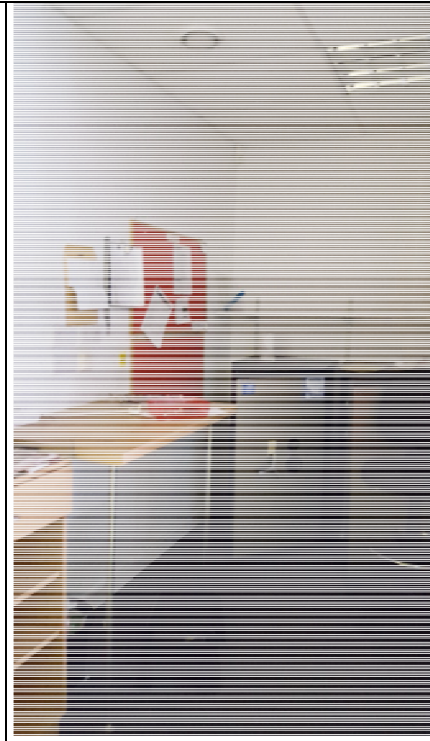
A new full repairing and insuring lease for a term expiring November 2029 with 5th year rent reviews and outside the security of tenure provisions of the Landlord and Tenant Act 1954

Business Rates

Rateable Value £25,750.

A 30% reduction in rates is currently being offered by the government estimated rates payable are £9500 for the current year.

Energy Performance Rating 91 C



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