



RETAIL PROPERTY
Wembley Hill Road, Wembley HA9

Highly Prominent A1 Unit
Within Major New-Build 198-Residential Unit Scheme



Indicative CGI

Highly Prominent A1 Unit
Within Major New-Build 198-Residential Unit Scheme
34 Wembley Hill Road, Wembley HA9

Approx. 16,484 sq ft

Location

The premises occupy a highly prominent position within a new-build 198-residential scheme at the junction of Wembley Hill Road and South Way. Wembley Stadium train station sits immediately adjacent, as does Holiday Inn and Premier Inn hotels, to name but a few occupiers in the immediate vicinity.

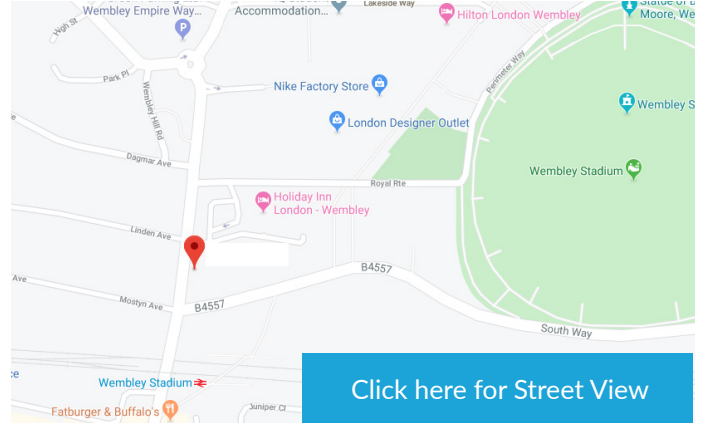
South Way, which runs down the side of the development connects straight into Wembley Stadium, London Designer Outlet and The SSE Arena. This is a rare situation to acquire a major retail opportunity.

Nearby





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Accommodation

Arranged over ground and first floors, providing the following approximate Internal Areas:

| | |
|----------------------------|--------------------------------------|
| Ground Floor | 12,934 sq ft GIA |
| First Floor | 3,551 sq ft GIA |
| Total Internal Area | 16,484 sq ft 1,531.97 sq m |

Lease

A new lease is available, on terms to be agreed.
Rent on Application.

Our client may consider a sale of their long-leasehold interest, terms on application.

Uses

A1. Alternative uses may be permitted under Permitted Development rights.

Timing

Practical completion expected May/June 2020.

Rates

Business Rates are yet to be assessed.

Interested parties are advised to verify with the Local Authority.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information please contact sole-agents:

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