

# Wembley

432 High Road  
Middlesex  
HA9 6AH

- **Freehold Restaurant, Café and Residential Investment**
- Let on an overriding lease expiring in 2028 (no breaks)
- Well located in a popular A3 pitch in Wembley
- No VAT applicable
- Rent Review 2013 outstanding
- Current Rent Reserved  
**£35,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



The tenants were fitting out the ground floor restaurant at the time of our inspection

**Tenure**  
Freehold.

**Location**

Wembley is a densely populated Outer London suburb, located approximately 8 miles to the north-west of Central London. The area is well served by road and rail being a short distance from both the North Circular (A406) and Western Avenue (A40) as well as having London Underground (Bakerloo Line) and Overground Rail services via Wembley Central Station.

The property is situated on the north side of High Road forming part of a parade of shops.

Occupiers close by include KFC (adjacent), Nando's, Domino's Pizza, Ladbrokes and Argos.

**Description**

The property is arranged on ground and two upper floors to provide a restaurant on the ground floor, a self-contained café on the first floor accessed from the front and a self-contained flat on the second floor which is approached from a communal stairwell to the rear of the property. The property benefits from a rear service road for unloading.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b> (includes entrance to first floor)	<b>5.75 m</b>	<b>(18' 10")</b>
<b>Net Frontage</b>	<b>4.0 m</b>	<b>(13' 2")</b>

<b>Shop Depth</b>	<b>12.35 m</b>	<b>(40' 6")</b>
<b>Built Depth</b>	<b>21.05 m</b>	<b>(69' 1")</b>
<b>First Floor</b>	<b>40.55 sq m</b>	<b>(436 sq ft)</b>
<b>Second Floor Flat comprising 3 Rooms, Bathroom/WC (1)</b>		

**(1) Not inspected by Allsop LLP, details provided by Seller.**

**Tenancy**

The entire property is at present let to ABIDILAH I ALI for a term of 25 years from 26th August 2003 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**Planning**

The first floor may lend itself to change of use to residential in the future, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

