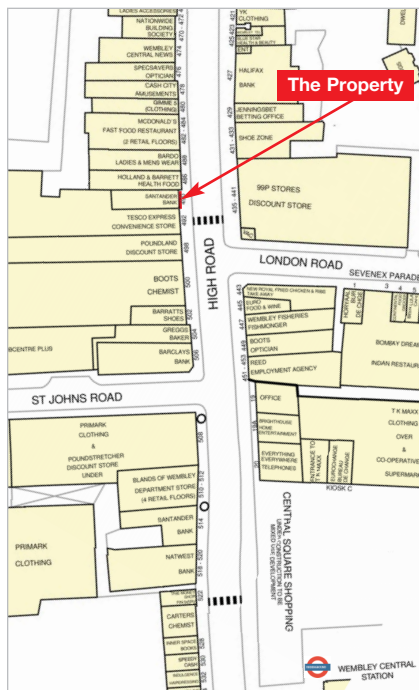


# Wembley 490 High Road Middlesex HA9 7BH

- **Attractive Freehold Bank Investment**
- Entirely let to Santander UK Plc on a lease expiring in 2022
- Well located opposite a pedestrian crossing and between Tesco Express and Holland & Barrett
- Close to Central Square Shopping Centre and Wembley Central Underground Station
- No VAT applicable
- Next Rent Review 2017
- Current Rent Reserved

**£47,000 pa**

**25TH MARCH 2013 COMPLETION**



**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 well situated on Wembley High Road being directly opposite a pedestrian crossing and close to Central Square Shopping Centre and Wembley Central Station. Occupiers close by include Tesco Express, Poundland, Boots the Chemist, Primark, Greggs, Barclays, Holland & Barrett and McDonald's.

## Description

The property is arranged on basement, ground and two upper floors to provide a Ground Floor Bank with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.90 m</b>	<b>(19' 4")</b>
<b>Net Frontage</b>	<b>5.30 m</b>	<b>(17' 5")</b>
<b>Built Depth</b>	<b>18.87 m</b>	<b>(61' 10")</b>
<b>Basement</b>	<b>73.50 sq m</b>	<b>(791 sq ft)</b>
<b>Ground Floor</b>	<b>93.00 sq m</b>	<b>(1,001 sq ft)</b>
<b>First Floor</b>	<b>40.00 sq m</b>	<b>(430 sq ft)</b>
<b>Second Floor</b>	<b>33.75 sq m</b>	<b>(363 sq ft)</b>
<b>Total</b>	<b>240.25 sq m</b>	<b>(2,585 sq ft)</b>

## Tenancy

The entire property is at present let to SANTANDER UK PLC for a term of years from 14th June 2007 to 28th September 2022 at a current rent of £47,000 per annum, exclusive of rates. The lease provides for rent review on 29th September 2012 and every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

Santander UK Plc is one of the UK's leading personal finance services companies and one of the largest providers of mortgages and savings in the UK. Website Address: [www.santander.co.uk](http://www.santander.co.uk) For the year ended 31st December 2011, Santander UK Plc reported a pre-tax profit of £1.261bn, shareholders' funds of £12.666bn and a net worth of £10.524bn. (Source: riskdisk.com 11.1.13)

## VAT

VAT is not applicable to this lot.

## Documents

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

## Viewings

To be held on Wednesday 30th January by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 10 Wembley**.

## Energy Performance Certificate

EPC Rating 121 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** P Vickers Esq, George Carter LLP. Tel: 0207 440 8800 Fax: 0207 440 8801 e-mail: [philip@georgecarter.co.uk](mailto:philip@georgecarter.co.uk)



