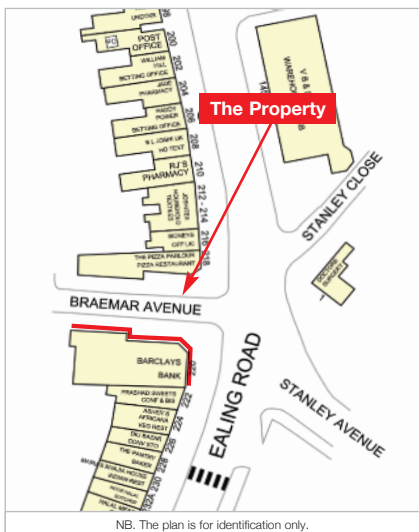


Wembley
220 Ealing Road
Middlesex
HAO 4QH

- **Prominent Freehold Bank Investment**
- Entirely let to Barclays Bank plc on a lease expiring 2026 (1)
- Popular and densely populated London suburb
- Located within 500m of Alperton Underground Station (Piccadilly Line)
- Potential for redevelopment and/or conversion (2)
- No VAT applicable
- Rent Review 2022
- Current Rent Reserved
£92,500 pa
(Increased from £46,000 pa in June 2017)

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Wembley is a densely populated 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 Road (A406) and Western Avenue (A40), as well as having London Underground (Bakerloo and Piccadilly Lines) and Overground Rail services via Wembley Central and Alperton Underground stations. Wembley Stadium and Wembley Arena are about one mile to the north.

The property is located on the west side of Ealing Road, a well established and busy shopping street running south from Wembley Central to Alperton, where there is a range of traders serving the local community.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with a basement strong room and office accommodation at first floor level. The property also benefits from four car parking spaces to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.40 m	(27' 6")
Net Frontage	5.60 m	(18' 5")
Return Net Frontage	6.80 m	(22' 4")
Shop Depth	12.60 m	(41' 4")
Built Depth	24.25 m	(79' 7")
Ground Floor	210.45 sq m	(2,265 sq ft)
First Floor	95.25 sq m	(1,025 sq ft)
Basement (3)	19.80 sq m	(213 sq ft)
Total	325.50 sq m	(3,503 sq ft)

(3) Not inspected by Allsop. Area sourced from VOA website.

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 21st August 2006 at a current rent of £92,500 per annum (increased from £46,000 per annum in June 2017). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

(1) There is a tenant's option to determine the lease at the end of the fifteenth year.

Tenant Information

Website Address: www.barclaysbank.co.uk
For the year ended 31st December 2015, Barclays Bank plc reported a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: riskdisk.com 07.04.2017.)

Planning (2)

The first floor may have potential for redevelopment/conversion to residential use, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Brent Council. Website Address: www.brent.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th October. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 95 Wembley**.

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

