

# Lot 7

£14,400 per annum exclusive with vacant retail unit to be let

## 26 Ealing Road, Wembley, London HA0 4TL Freehold Retail and Residential Investment



Photos Taken February 2020



Rear



### Key Details

- Includes studio flat let on an AST, rear access and parking
- 150 metres from Wembley Central Station and less than a mile from Wembley Stadium
- Residential development potential (subject to consents)
- Neighbouring occupiers include Coral, Lloyds Bank, HSBC and an eclectic mix of local retailers

### Location

**Miles:** 8 miles north-west of Central London  
**Roads:** North Circular (A406), A40  
**Rail:** Wembley Central (Bakerloo Line), Wembley Park (Jubilee Line), Preston Road (Metropolitan Line)  
**Air:** London Heathrow

### Situation

The property is prominently situated in the popular and affluent North West London Borough of Wembley, on the west side of the busy Ealing Road (A4089), approximately 150 metres from Wembley Central Station and less than a mile from Wembley Stadium. Neighbouring occupiers include Coral, Lloyds Bank, HSBC and an eclectic mix of local retailers.

### Description

The property comprises ground floor retail accommodation, basement storage accommodation and a studio flat on the first floor. The property benefits from rear access and parking at the rear. The property may be suitable for residential development (subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	51.73 sq m (557 sq ft)	VACANT POSSESSION		
First	Studio Flat	25.80 sq m (277 sq ft)	INDIVIDUAL	1 year AST from 01/10/2019	£9,600
Basement	Storage	60.34 sq m (650 sq ft)	INDIVIDUAL	5 years from 01/07/2017 until 30/06/2022	£4,800 (1)
<b>Totals</b>		<b>137.87 sq m (1,484 sq ft)</b>			<b>£14,400</b>

(1) The rent is inclusive of insurance.



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