



CLASS E UNIT(S) TO LET WEMBLEY

215-221 PRESTON ROAD, WEMBLEY, HA9 8NF

Location:

The subject property occupies a prominent position on the busy Preston Road in Wembley. Preston Road station (Metropolitan Line services) is located a short walk from the property.

Nearby multiple occupiers include Tesco Express, Subway, Domino's, Costa, Paddy Power and Coral, amongst a wide variety of established independent operators.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered STPP.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

Rent:

215-219 Preston Road – £95,000 pax.

221 Preston Road – £35,000 pax.

Accommodation:

The unit can be offered as a whole or split and is arranged over Ground Floor and Basement only:

215-219 Preston Road* –

Ground Floor: 3,816 sq. ft. (354.52 m²)

Basement: 3,905 sq. ft. (362.79 m²)

221 Preston Road –

Ground Floor: 1,259 sq. ft. (116.96 m²)

Basement: 1,222 sq. ft. (113.53 m²)

* A Further Split of **215-219 Preston Road** is feasible, subject to terms.



Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

