

FREEHOLD FOR SALE

100B London Road

Wembley · HA9 7HG

Investment highlights

Vacant freehold commercial property

Planning use — Class E

Possession — Full vacant possession

- Three separate buildings across a compact site
- Front building with ground-floor workshop and first-floor offices
- Central workshop
- Rear workshop building

Site area — approximately 0.066 acres

Close to Wembley High Road and Wembley Central station (Bakerloo Line), and located centrally within the wider Wembley Opportunity Area

Potential for owner-occupation, refurbishment or reletting, and suitable for alternative use or redevelopment, subject to planning.

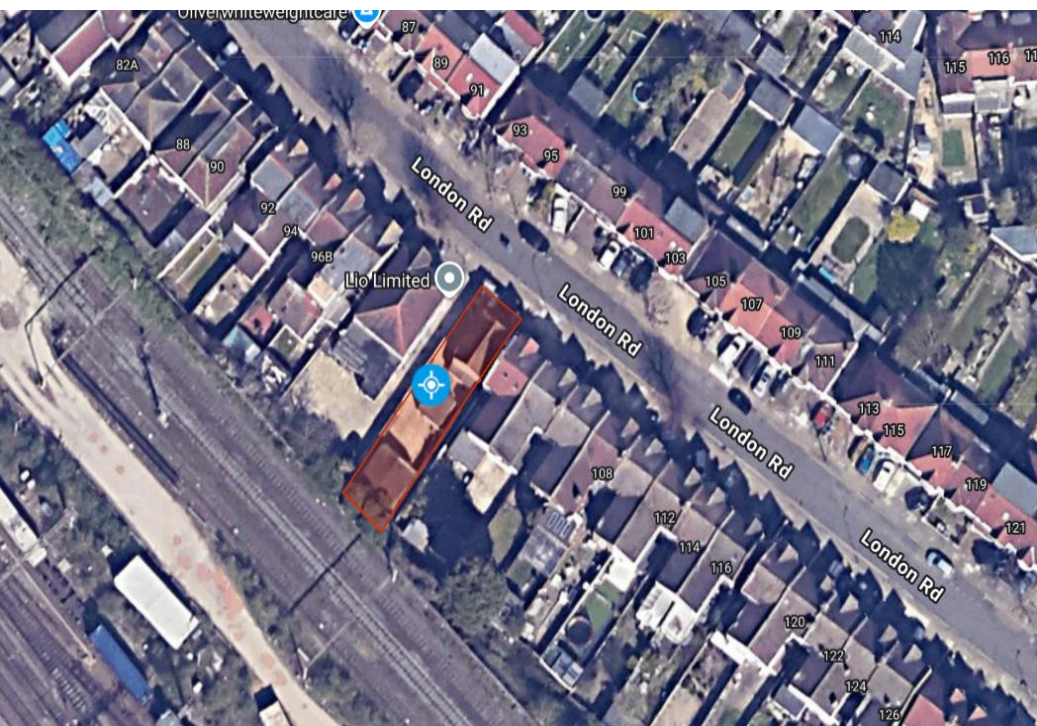




Description

100B London Road offers a rare opportunity to acquire a versatile freehold commercial property comprising three buildings on a compact site in central Wembley. Offered with vacant possession, the property provides an incoming purchaser with considerable flexibility, including:

- Occupation by a single business or separate occupation of the individual buildings
- Refurbishment, reconfiguration and reletting
- Extension, redevelopment or conversion to alternative uses, subject to the necessary consents



Location

The property occupies a prominent position on London Road (A404), Wembley, within an established commercial and residential location with excellent road and public transport connectivity. Wembley Central, Wembley Stadium and Wembley Park stations are all within easy reach, providing London Underground, Overground and National Rail services. The A406 North Circular Road, A40 Western Avenue and M1 (Junction 1) are close by, together with the extensive Wembley Park regeneration, Wembley Stadium and the OVO Arena.

[Google Maps link](#)

Accommodation

BUILDING	ACCOMMODATION	APPROXIMATE AREA SQ FT (SQ M)
Front building — ground floor	Workshop	323 sq ft (30.07 sq m)
Front building — first floor	Office accommodation	313 sq ft (29.11 sq m)
Middle building	Workshop	185 sq ft (17.18 sq m)
Rear building	Larger workshop	482 sq ft (44.85 sq m)
TOTAL		1,303 sq ft (121.21 sq m)



Development potential

The property’s freehold tenure, vacant possession and arrangement across three separate buildings may provide opportunities for refurbishment, reconfiguration or redevelopment, subject to planning.

Its position close to Wembley Central station may also support longer-term alternative-use potential.

Prospective purchasers should make their own enquiries of the London Borough of Brent and rely upon their own professional advice regarding the suitability of the property for their intended use or development proposals.

Contact

Jonathan Sandrove · 07595 288879
js@sandrove.co.uk

Howard Sandrove · 07836 539993
hs@sandrove.co.uk

www.sandrove.co.uk

020 3488 7411
Subject to Contract

Tenure	Freehold
Price	Seeking Offers in excess of £700,000
EPC	Upon request
VAT	The property is not elected for VAT
Legal Costs	Each party to be responsible for their own costs
Conditions	Subject to Contract