



kearney bell

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WEMBLEY – 498 HIGH ROAD

LARGE PRIME COMMERCIAL UNIT TO LET

LOCATION

The subject property is located in an extremely busy position, close to Wembley Central Shopping Centre and Wembley Central overground / underground stations.

Retailers in close proximity of the unit include Boots, Tesco, Primark, Wilko and Sports Direct.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

Approximate gross internal areas below:

Ground Floor	966.9 sq m	10,408 sq ft
Plant	51.5 sq m	554 sq ft

Note there is a service yard over lower ground floor, accessed via Dukes Yard to the rear.

RENT

£195,000 per annum, payable quarterly in advance.

SERVICE CHARGE

Approximately £30,000 per annum for the year ending 31st December 2024.

RATEABLE VALUE

From 1st April 2023 – £125,000.

Interested parties are advised to contact the local authority to verify these figures.

HANDOVER

To be confirmed.

EPC

Available on request.

TIMING

Available late 2023.

PLANS

Available on request.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

INSPECTIONS

Viewing by appointment with:

Aaron Bell / 020 3773 9393

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SUBJECT TO VACANT POSSESSION

