

NEW RETAIL DEVELOPMENT Park Lane Wembley HA9



LOCATION

The development is situated in a prominent location, in close proximity to the High Road and within a short distance to Wembley Central Station. Retailers within the immediate vicinity include Carphone Warehouse, Woolwich Bank, Thomas Cook, & Argos. The development will comprise of 121 residential units above with an enclosed car park - two spaces can be allocated to the commercial shop at £1,500 per annum exclusive.

ACCOMMODATION

The premises form part of a new mixed use development with the following approximate floor areas.

Ground Floor only	2,088 sq ft	194 sq m
-------------------	-------------	----------

LEASE

The property will be available by way of a new lease available for a term of 10/15 years, subject to rent review / RPI increases

RENT

10/15 Year term - £31,000 per annum exclusive of rates and service charge/insurance

USE

Permitted Uses - A1 (Retail), A2 (Financial & Professional), B1 (Offices) & D2 (Leisure)

VIEWING

All enquiries should be via the sole agents:

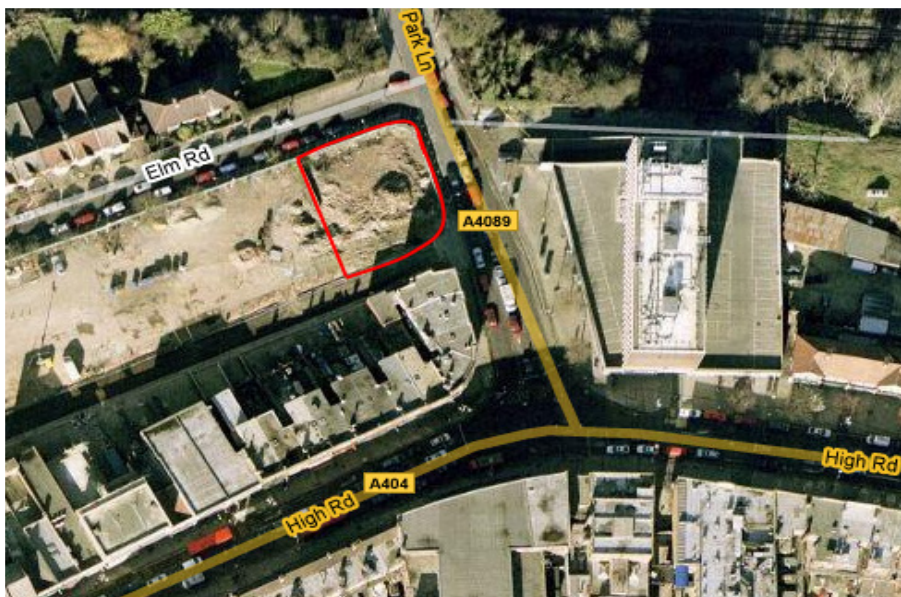
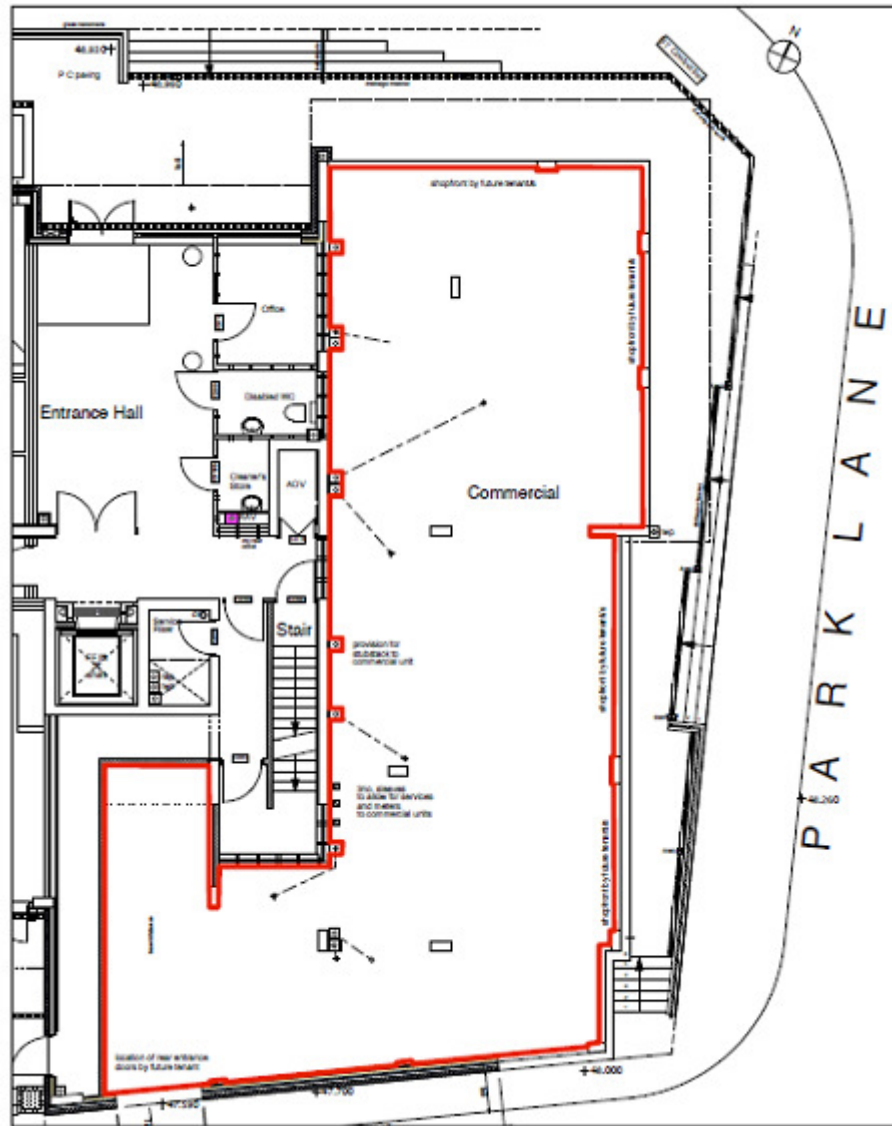
David England - 020 7758 3284
david@ashwellrogers.com

Ben Lansman - 020 7758 3287
benlansman@ashwellrogers.com

Revised September 09

NEW RETAIL DEVELOPMENT

Park Lane
Wembley
HA9



CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.