

TO LET

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

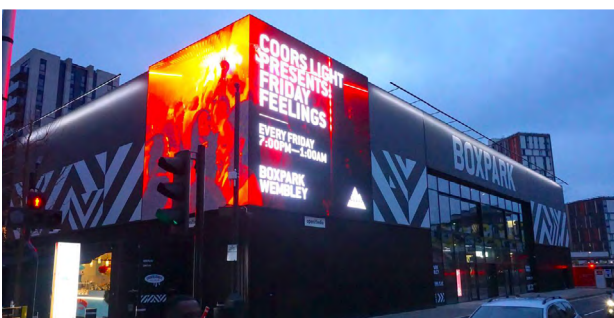


119 WEMBLEY PARK DRIVE | WEMBLEY | MIDDLESEX | HA9 8HG

CLASS E RETAIL/RESTAURANT/COFFEE SHOP IN EXCELLENT TRADING LOCATION

LOCATION

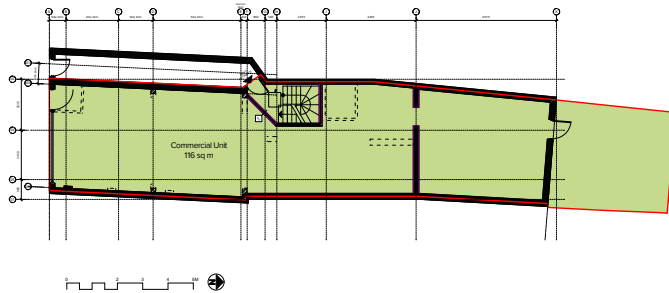
The property is located within a few minutes walk of Wembley Park station (Metropolitan and Jubilee lines), Boxpark, Wembley Arena, Stadium and Designer Outlet Centre which are all located near by. The property is located directly opposite Stadium Retail Park which comprises Lidl, JD Sports, CurrysPCWorld and McDonalds. The parade comprises a mix of local independent retail and restaurant operators.



ACCOMMODATION

The property is a former restaurant, which has been fully stripped out to receive a new ground floor commercial tenant. The ground floor can either be taken as a whole, or split up with a retail or restaurant operator taking the front element and the remainder of the space, accessed via Kingswood Road at the rear, which may suit a dark kitchen operator, or similar.

GROUND FLOOR PLAN



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LEASE

A new lease is available direct from the Landlords on terms to be agreed.

RENT

Upon application for named parties only.

BUSINESS RATES

To be reassessed pending occupation.

EXTRACT

There has historically been extract in situ, which from a planning perspective may be advantageous to a restaurant or dark kitchen user.

PLANNING

Class E suitable for Retail, Restaurant, Dark Kitchen, Office or similar.

All viewings are by prior appointment from the Landlord's sole agents, May & Company:

SAMUEL MAY

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MAY & COMPANY
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MISREPRESENTATIONS ACT & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.