MAY COMPANY
RETAIL & LEISURE SPECIALISTS



A mixed use freehold investment comprising a ground floor commercial unit and two refurbished residential units.

FOR SALE
FREEHOLD INVESTMENT

119+119a WEMBLEY PARK DRIVE WEMBLEY PARK | HA9 8HG

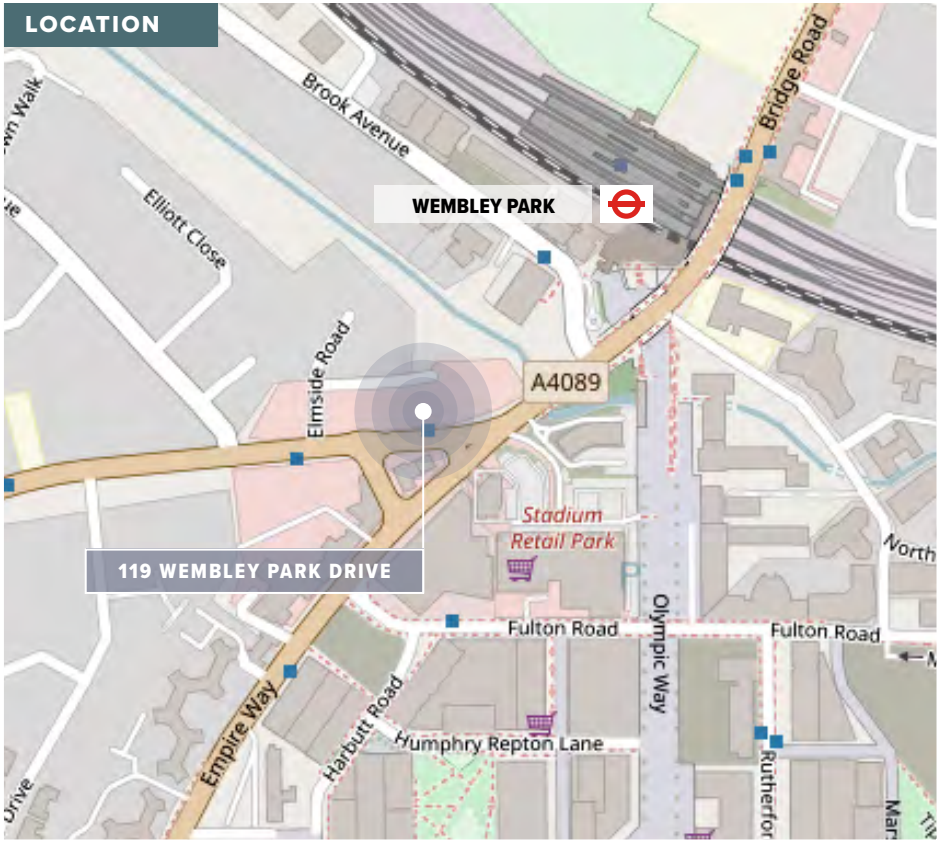




INVESTMENT HIGHLIGHTS

- Unbroken freehold investment for sale
- Ground floor unit let to Saffron Food & Drinks Ltd with 24 years unexpired
- Two newly refurbished vacant flats above
- ERV on whole c. £85,500 per annum
- Moments from Wembley Park Station, Boxpark, Wembley Stadium etc.
- Total accommodation approximately 2,217 sq ft

LOCATION



DESCRIPTION

119 Wembley Park Drive comprises a three-storey mixed-use building arranged to provide a ground floor commercial unit with two self-contained residential flats above.

The ground floor extends to approximately 1,291 sq ft including the rear parking area (1–2 cars), and is let to Saffron Food & Drinks Ltd trading as *The Grand Saffron Dessert and Chai Café*, and was fully refurbished in 2025.

The first floor comprises a well-presented two-bedroom flat extending to approximately 570 sq ft, whilst the second floor comprises a one-bedroom flat extending to approximately 355 sq ft.

Both residential units are currently vacant and have been recently refurbished, providing an incoming purchaser with immediate residential letting potential.

Both of the flats are immediately available to let.

The property therefore offers an attractive combination of secure commercial income with additional residential income and potential, subject to the usual letting and statutory requirements.

ACCOMMODATION

Approximate areas only and purchasers should satisfy themselves as to the accuracy of the measurements.

FLOOR	USE	APPROX. AREA
Ground Floor	Commercial	1,291 sq ft
First Floor	2 Bedroom Flat	570 sq ft
Second Floor	1 Bedroom Flat	355 sq ft
Total	**Mixed Use**	**2,217 sq ft**

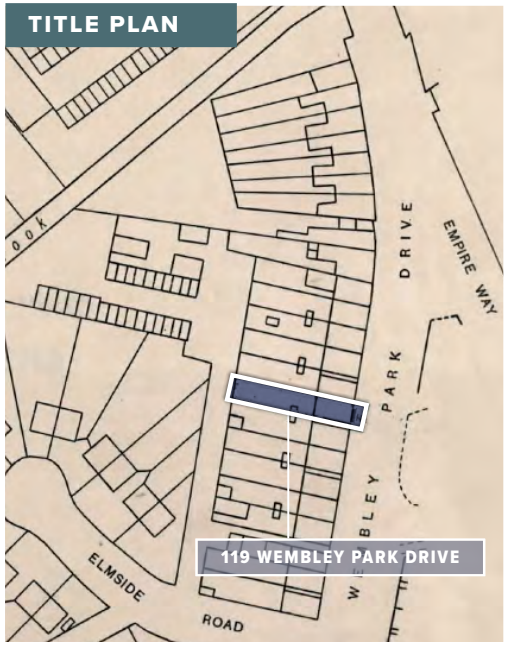
LOCATION

Wembley Park Drive is an established mixed-use location serving the substantial residential population of Wembley and Wembley Park. The property occupies a prominent position within the established parade, surrounded by a range of retail, restaurant and leisure operators together with residential accommodation.

The property is well positioned for access to the extensive amenities of Wembley Park and the wider Wembley area. **Wembley Stadium**, **Wembley Arena, Boxpark Wembley** and the wider Wembley Park development are all within the surrounding area.

Wembley Park Underground Station, providing Metropolitan and Jubilee Line services, is readily accessible, providing fast and convenient connections into Central London and the City. Wembley Stadium and Wembley Central stations also provide further rail and London Underground services.

TITLE PLAN





COMMERCIAL TENANCY

The ground floor is let on a Full Repairing & Insuring lease to Saffron Food & Drinks Limited with a personal guarantee from Ramesh Naran Bhai Nai, for a term of 25 years from 21st July 2025 (with no breaks) contracted outside of the Landlord & Tenant Act 1954, at a rent of £45,000 per annum, with five yearly upwards only rent reviews to the higher of the open market or the increase in RPI. A copy of the commercial lease is available upon request.

EPC

Ground floor:	Rating B	Expiry March 2033
Flat 1:	Rating B	Expiry March 2033
Flat 2:	Rating B	Expiry March 2033

PRICE

We are instructed to seek **offers of £980,000 (nine hundred and eighty thousand pounds)** subject to the commercial lease and the benefit of vacant possession of the two flats.

A purchase at this level would reflect a yield of 10% on the retail element, and £570 per sq ft capital value on the residential.

POTENTIAL SHARE ACQUISITION

The vendor may consider a sale of the company that owns the property, which is understood to hold the property as its sole asset. Acquiring the company rather than the property directly may offer potential SDLT advantages, subject to the structure of the transaction and the buyer obtaining appropriate tax and legal advice.

VAT

The property is not elected for VAT therefore there is no VAT payable upon purchasing the property.

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, May & Company is required to undertake AML diligence on both Lessors and Lessees as well as Purchasers and Vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and May & Company will undertake the necessary 'Know Your Client' identity checks, to satisfy AML requirements when Heads of Terms are agreed.

RESIDENTIAL ACCOMMODATION

The first and second floors provide two self-contained residential flats.

The first floor comprises a well-refurbished two-bedroom flat extending to approximately 570 sq ft.

The second floor comprises a well-refurbished one-bedroom flat extending to 355 sq ft.

RESIDENTIAL VALUES

Estimated rental values for 2 bed flats are £1850 – £1950 per calendar month, and £1525 - £1575 for the 1 bed flat.

Capital values: 2 bed flat c. £330,000 – £350,000
1 bed flat c. £250,000 – £275,000

Both flats are currently vacant and offer an opportunity for an incoming purchaser to let the accommodation and generate additional residential income.





Viewing is strictly by prior appointment with the Vendor's sole agents, **May & Company**.

For further information or to arrange a viewing, please contact:

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MISREPRESENTATION

These particulars are intended only to give a fair description of the property and do not form the basis of any contract or part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. Prospective purchasers must satisfy themselves as to the accuracy of all information and should rely upon their own enquiries and investigations. These particulars do not constitute any part of an offer or contract. No warranty or representation is given by the Vendors or their agents in respect of the property or its condition. Subject to contract.