

# TO LET - RESTAURANT



**8-9 Need Parade, Wembley HA9 6QU**

1,661 Sq Ft (154.31 Sq M)

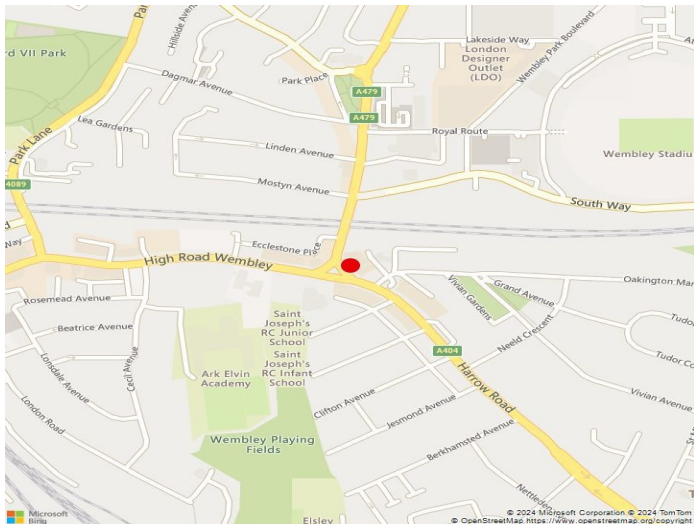
Offers in excess of £50,000 per annum exclusive

**RESTAURANT TO LET**

- EXCELLENT LOCATION ADJOINING STADIUM
- DOUBLE FRONTED PROPERTY
- 3 PHASE SUPPLY
- ELECTRIC SHUTTERS TO SHOP FRONT
- PREMIUM REQUIRED

## Location

The property is prominently situated on Wembley Triangle at the junction of High Road and Wembley Hill Road. One of the entrances to Wembley Stadium runs alongside the property as does the entrance to Wembley Stadium station. The A406 North Circular Road is very nearby.



## Description

Double fronted restaurant premises. Tiled floor. Kitchen with stainless steel wall surfaces around cooking areas with extraction system, 3 phase supply and gas interlocker. Fire alarm and CCTV. Electric shutters to shop front.



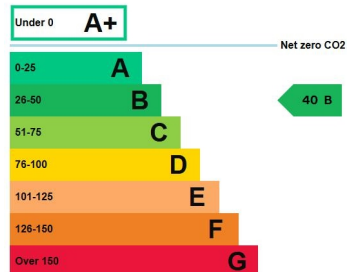
## Accommodation

Accommodation	sq ft	sq m	Rent
Total Area	1,661	154.31	

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (40).

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Rent

£50,000 Offers in excess of

## Terms

A new full repairing and insuring lease for a term to be agreed.

## Premium

£30,000

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £35,250

Rates Payable : £4,397 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.