

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

For Sale

**775 Harrow Road, Wembley,
Greater London, HA0 2LW**



£750,000 freehold – vacant possession



1,870 Sq Ft / 173.72 Sq M



Ground floor retail premises in edge of prime location, main retail area with kitchen, staff area and disabled w.c. to the rear.



First and second floor accommodation recently used as offices, previously residential. Rear yard.



775 Harrow Road, Wembley, Greater London, HA0 2LW

Location

The premises is on the Harrow Road in Sudbury town centre, Wembley and includes a mix of high street activities, such as shops and cafes, as well as betting shops, hot-food takeaways, and several car showrooms. The subject property is situated on the western side of Harrow Road close to its junction with Sudbury Crescent and to the south of the junction with Watford Road at Butlers Green.

Terms & Tenure

The premises are for sale freehold at a figure of £750,000 exclusive.

Accommodation

Ground Floor	72.7 sq m	783 sq ft
First Floor	74.4 sq m	801 sq ft
Second Floor	26.6 sq m	286 sq ft
Total	173.7 sq m	1870 sq ft

Rates

Rateable Value £19,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

