

London HA0 - 1 Plaza Parade, 29-33 Ealing Road HA0 4YA
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



London HA0 – 1 Plaza Parade, 29-33 Ealing Road HA0 4YA

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £1,200,000
- Gross Initial Yield: 9.49%
- Rental Income: £113,875 p.a.
- VAT is applicable to this property
- Comprises retail parade of 11 ground floor units
- Unit sizes between 8-28 sq m (86-301 sq ft)
- Prominent location with 100% occupancy rate
- Tenants include Jeweller`s, Fruit & Veg, Money Transfer, Tailor, Hair Salon and Book Store
- Situated in the heart of Wembley within 2 min walk from Wembley Central Station, providing frequent London Underground (Bakerloo Line), London Overground and National Rail services. Occupiers nearby include Lloyds Bank, HSBC, Coral, Restaurant`s, Takeaway, Barber`s and more.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
1 Plaza Parade (Unit 1A)	Retail Unit t/a Fruit & Veg: 28 sq m (301 sq ft)	Individual t/a Sukra Food	3 Years from 27 January 2022	£25,000	Note 1: FRI Note 2: Holding over
1 Plaza Parade (Units 1-2)	Retail Unit t/a Book Store: 20 sq m (215 sq ft)	Individual	10 Years from 1 January 2015	£17,500	Note 1: FRI Note 2: Rent review in August 2026 and 2029
1 Plaza Parade (Unit 3)	Retail Unit t/a Jewellery Shop: 13 sq m (140 sq ft)	Individual	3 Years from 1 May 2023	£7,500	Note 1: FRI
1 Plaza Parade (Unit 4)	Retail Unit t/a Fruit & Veg: 12 sq m (130 sq ft)	Individual t/a Sukra Food	4 Years from 5 June 2021	£8,750	Note 1: FRI Note 2: Rent review from June 2024 outstanding
1 Plaza Parade (Unit 5)	Retail Unit t/a Hair Salon: 13 sq m (140 sq ft)	Individual	10 Years from 1 January 2015	£11,375	Note 1: FRI Note 2: Holding over
1 Plaza Parade (Unit 6)	Retail Unit t/a Fruit & Veg: 8 sq m (86 sq ft)	Individual t/a Sukra Food	1 Year from 5 June 2023	£8,750	Note 1: FRI Note 2: Holding over
1 Plaza Parade (Unit 7)	Retail Unit t/a Fruit & Veg: 8 sq m (86 sq ft)	Individual t/a Sukra Food	1 Year from 1 May 2023	£7,500	Note 1: FRI Note 2: Holding over
1 Plaza Parade (Unit 8)	Retail Unit t/a Textile & Tailor: 8 sq m (86 sq ft)	Individual	9 Years from 1 May 2021	£7,500	Note 1: FRI Note 2: Rent review in August 2026 and 2029
1 Plaza Parade (Unit 9)	Retail Unit t/a Fruit & Veg: 8 sq m (86 sq ft)	Individual t/a Sukra Food	1 Year from 1 May 2023	£8,750	Note 1: FRI Note 2: Holding over
1 Plaza Parade (Unit 10)	Retail Unit t/a Money Transfer: 8 sq m (86 sq ft)	Individual	3 Years from 1 May 2023	£11,250	Note 1: FRI
Total				£113,875	

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Property Description:

Comprises retail parade of 11 ground floor units, providing the following accommodation and dimensions.

1 Plaza Parade: 126 sq m (1,356 sq ft)

Unit 1A (Fruit & Veg): 28 sq m (301 sq ft)

Units 1-2 (Book Store): 20 sq m (215 sq ft)

Unit 3 (Jewellery Shop): 13 sq m (140 sq ft)

Unit 4 (Fruit & Veg): 12 sq m (130 sq ft)

Unit 5 (Hair Salon): 13 sq m (140 sq ft)

Unit 6 (Fruit & Veg): 8 sq m (86 sq ft)

Unit 7 (Fruit & Veg): 8 sq m (86 sq ft)

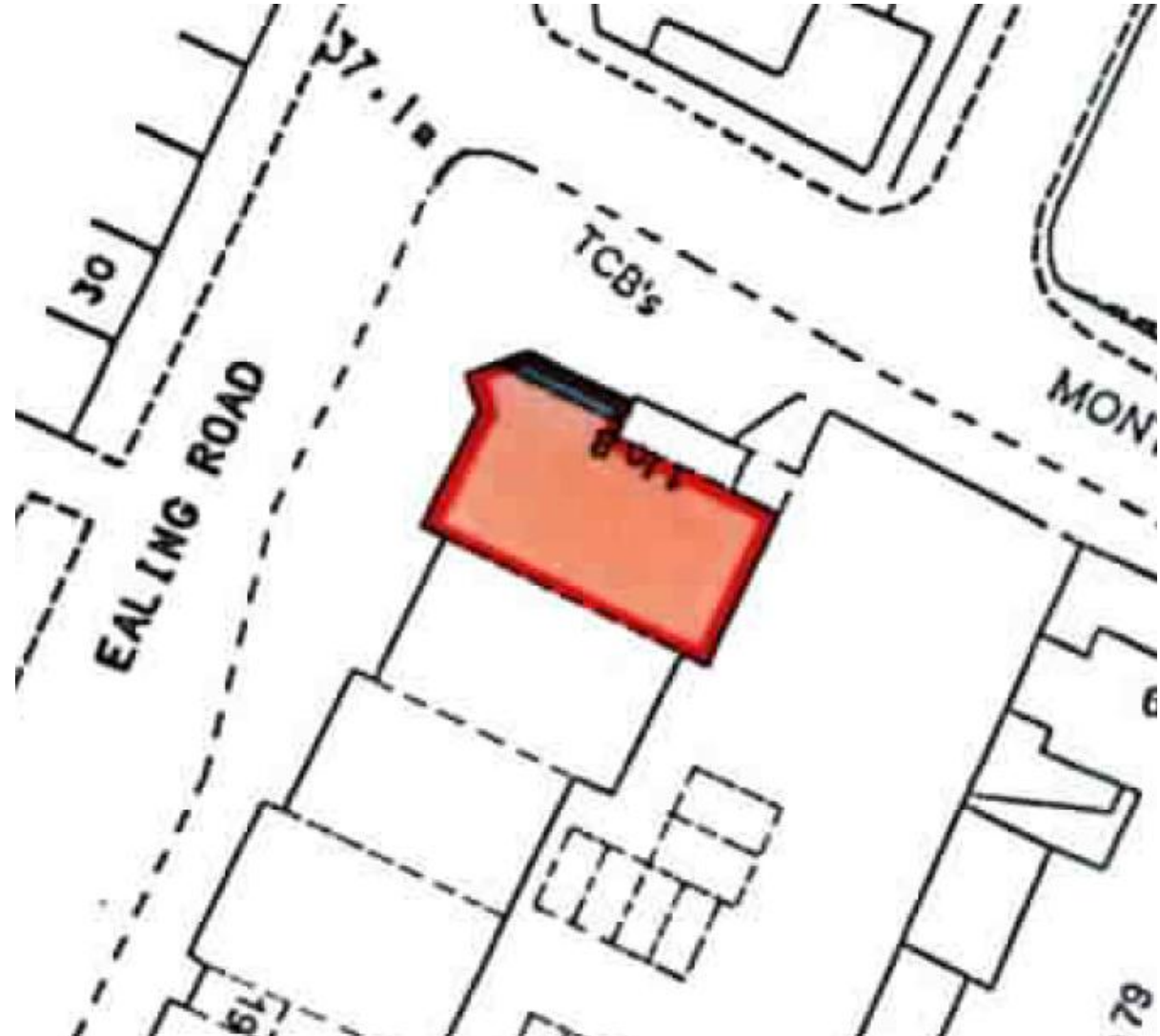
Unit 8 (Textile & Tailor): 8 sq m (86 sq ft)

Unit 9 (Fruit & Veg): 8 sq m (86 sq ft)

Unit 10 (Money Transfer): 8 sq m (86 sq ft)

Tenure:

Long leasehold. Held for a term of 999 years from 14th January 1997 at a ground rent of peppercorn.



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Tenancy:

1 Plaza Parade

Unit 1A is at present let to an Individual Food for a term of 3 Years from 27th January 2022 (holding over) at a current rent of £25,000 per annum and the lease contains full repairing and insuring covenants.

Units 1-2 are at present let to an Individual for a term of 10 Years from 1st January 2015 at a current rent of £17,500 per annum and the lease contains full repairing and insuring covenants. Rent review in August 2026 and 2029.

Unit 3 is at present let to an Individual for a term of 3 Years from 1st May 2023 at a current rent of £7,500 per annum and the lease contains full repairing and insuring covenants.

Unit 4 is at present let to an Individual for a term of 4 Years from 5th June 2021 at a current rent of £8,750 per annum and the lease contains full repairing and insuring covenants. Rent review from June 2024 outstanding.

Unit 5 is at present let to an Individual for a term of 10 Years from 1st January 2015 (holding over) at a current rent of £11,375 per annum and the lease contains full repairing and insuring covenants.

Unit 6 is at present let to an Individual for a term of 1 Year from 5th June 2023 (holding over) at a current rent of £8,750 per annum and the lease contains full repairing and insuring covenants.

Unit 7 is at present let to an Individual for a term of 1 Year from 1st May 2023 (holding over) at a current rent of £7,500 per annum and the lease contains full repairing and insuring covenants.

Unit 8 is at present let to an Individual for a term of 9 Years from 1st May 2021 at a current rent of £7,500 per annum and the lease contains full repairing and insuring covenants. Rent review in August 2026 and 2029.

Unit 9 is at present let to an Individual for a term of 1 Year from 1st May 2023 (holding over) at a current rent of £8,750 per annum and the lease contains full repairing and insuring covenants.

Unit 10 is at present let to an Individual for a term of 3 Years from 1st May 2023 at a current rent of £11,250 per annum and the lease contains full repairing and insuring covenants.

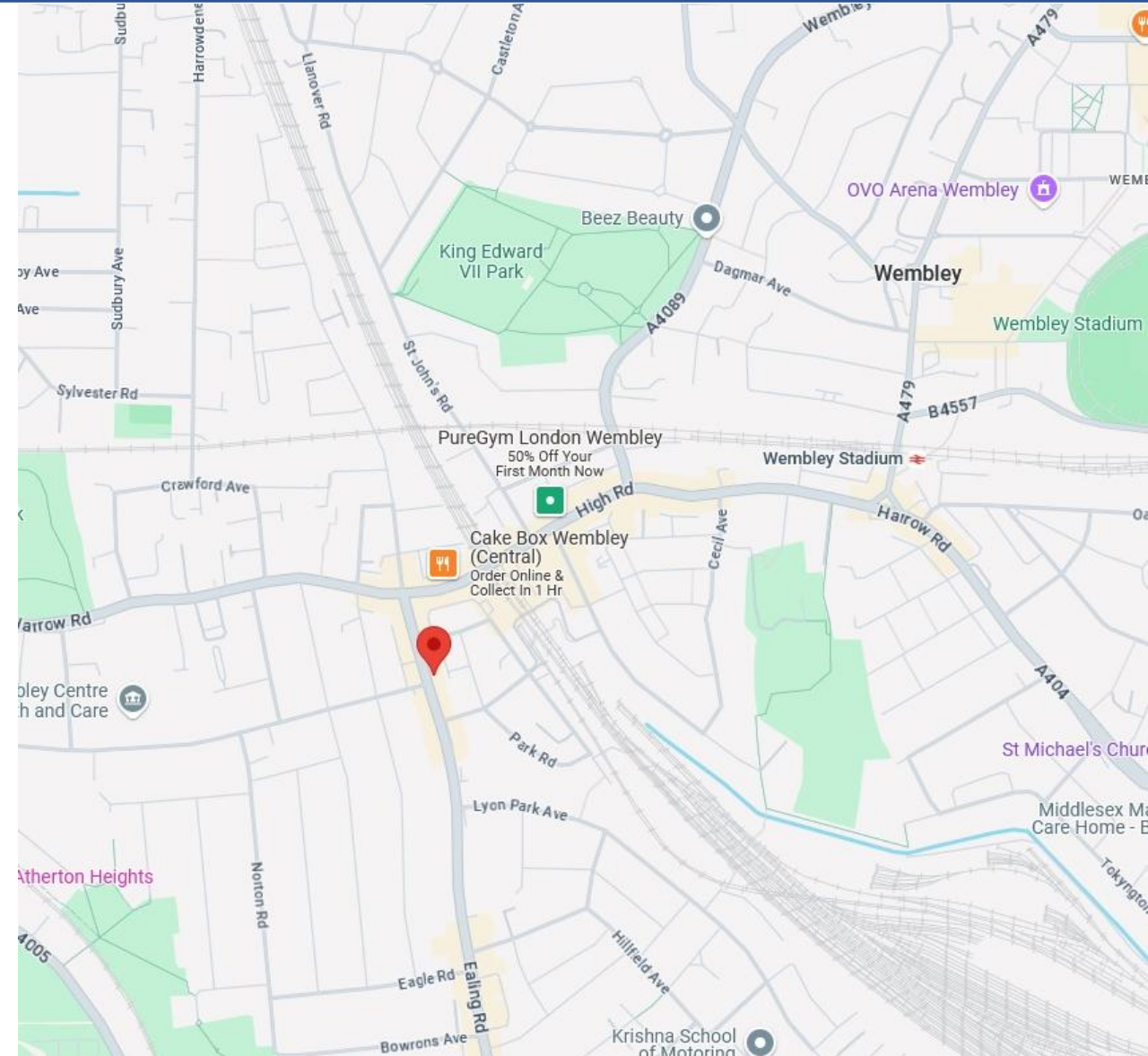
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Location:

Wembley is a densely populated London suburb located approximately 8 miles to the north-west of Central London. The North Circular (A406) is easily accessible and links to the M1 (J1) whilst the A40 provides access to the M40 and M25 (J16). Wembley Central Station is 2 min walk from the property and provides frequent London Underground (Bakerloo Line), London Overground and National Rail services. Occupiers nearby include Lloyds Bank, HSBC, Coral, Restaurant`s, Takeaway, Barber`s and many more.



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Contacts:

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