

WEMBLEY – 454 HIGH ROAD, HA9 7AY

PRIME SHOP TO LET – AVAILABLE FEB '26

LOCATION

The property occupies a prime trading position on Wembley High Road. Immediately adjacent to **Sam Poundstores** and **Amigo's Burgers**, other nearby occupiers on this side of the High Road include **Popeyes**, **Betfred**, **Specsavers** and **McDonalds**.

ACCOMMODATION

The premises are arranged over ground floor only, and currently comprise the following approximate dimensions and net internal floor areas:

Gross Frontage	16 ft 9 in	5.15 m
Net Frontage	16 ft 0 in	4.90 m
Internal Width (max)	16 ft 9 in	5.15 m
Shop Depth (max)	44 ft 0 in	13.4 m
Ground floor sales	680 sq ft	63 sq m
Ground floor anc	370 sq ft	34.2 sq m

It may be possible to reconfigure the unit to provide more sales space by removing partition walls which currently separate the sales area from the ancillary.

There is rear access with 1 demised parking space.

LEASE

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

RENT

Offers in excess of £50,000 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction



PLANNING

The property falls under Class E.

RATES

The Rateable Value of the premises is £39,000.

EPC C

SERVICE CHARGE

On a fair and reasonable basis.

VIEWING

For further information or to arrange an inspection, please contact the sole agent:

Richard Ward richard@wardproperty.uk.com

SUBJECT TO CONTRACT

NOVEMBER 2025



DISCLAIMER: Whilst every care is taken in the preparation of these particulars Ward Property Consultants Limited, any joint agents involved and the vendor take no responsibility for any error, mis-statement, or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

2nd floor,
36 Lexington Street
Soho, London W1F 0LJ

www.wardproperty.uk.com

REGISTERED ADDRESS: Fifth Floor, 111 Charterhouse Street, London EC1M. CO NO. 11100748