



Large Public House In Prime Wembley Location

Totally Refurbished, Fully Fitted & Equipped.

High Road Wembley Middx HA9 6AA

Location

Situated on this prime location between Wembley High Street Underground and Wembley Stadium, therefore being perfectly located as a destination during football matches and concert dates. Nearby traders include KFC Wetherspoons and the London School of Science & Technology.

### Accommodation

Comprises a refurbished pub/restaurant on ground and basement floors with rear yard. The accommodation comprises approximately 437 m<sup>2</sup> (4705 Ft<sup>2</sup>) of gross internal space on the ground floor, with a further 50 m<sup>2</sup> (538 Ft<sup>2</sup>) of basement cellars.

Approximate dimensions are as follows:

Internal Width (Max)	16.20 m
Built Depth	27.00 m
G Floor Area	437.00 m <sup>2</sup>
Basement	50.00 m <sup>2</sup>
<b>Total Area</b>	<b>487.00 m<sup>2</sup> (5242 Ft<sup>2</sup>)</b>

### Specification

- Fully Fitted & Equipped
- Alcohol & Music Licensed
- Attractively Decorated
- Huge Kitchen & Prep Area
- Extensive WC Facilities
- Rear Yard

Equipment Large range of equipment and furnishings including: Pizza Oven, Fridges & Freezers, Coffee Machine, 4 Ring Hob, Dishwasher, Griddle, Double Fryer Unit, Microwave, Extraction Ducting etc. Full inventory provided when appropriate.

Business The property has a capacity for 300 plus a further 100 outside on football matchdays. The alcohol licence operates until midnight on Monday, Tuesday Wednesday and Sunday nights, Thursday until 2.00 a.m. and Friday & Saturday until 3.00 a.m. There is a live music licence. Turnover details are available from the proprietor.

Rent **£85,000 per annum plus vat**

Price **£235,000** to include goodwill, fixtures fittings and equipment.

- Lease 20 years from October 2013 with rent review at the end of each 5th year, on full repairing and insuring basis.
- Rates Rateable Value £43,750 from 1/4/2023. This is not what you pay. Please check with Brent Council Business Rates Department for details of the rates payable figure.
- Deposit The Freeholders will require a security deposit of between 3- and 6-month's rent as security, dependent upon covenant.
- References A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.
- Legal Costs Each party to pay their own legal costs. The Landlords costs for granting consent to the assignment to be shared between the present tenant and the ingoing tenant.

