



Newly fitted out retail unit in between Costa Coffee and Sainsburys

345 HIGH ROAD WEMBLEY

Wembley, HA9 6ES

Retail

TO LET

1,060 sq ft

(98.48 sq m)

- Existing Costa unit to be split into two units
- New fit out with prominent glazed frontage
- Forming part of the ground floor retail within Wembley Place
- Would suit a variety of retail, fitness or healthcare uses (STPP)
- Not suitable for other coffee shops

Summary

Available Size	1,060 sq ft
Rent	£40,000.00 per annum
Business Rates	To be assessed following division
Estate Charge	A contribution towards the Estate Charge will be made on a fair and reasonable basis
EPC Rating	Upon enquiry

Description

This new retail unit will be created following the existing Costa being split into two. The new space will comprise 1,060 sq ft with generous floor to ceiling heights. The space will have an impressive and prominent glazed frontage fronting a landscaped courtyard within Wembley Place and with access and frontage onto High Road Wembley.

An excellent opportunity to be situated in between Costa and Sainsburys.

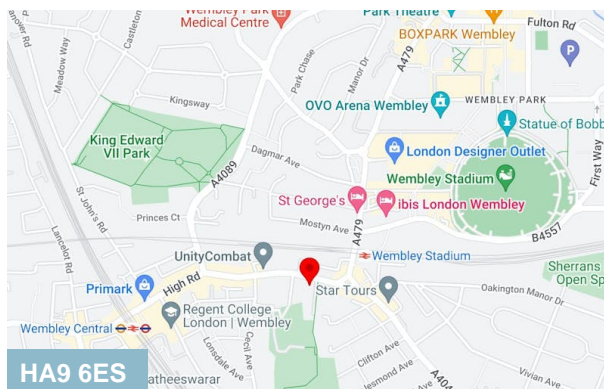
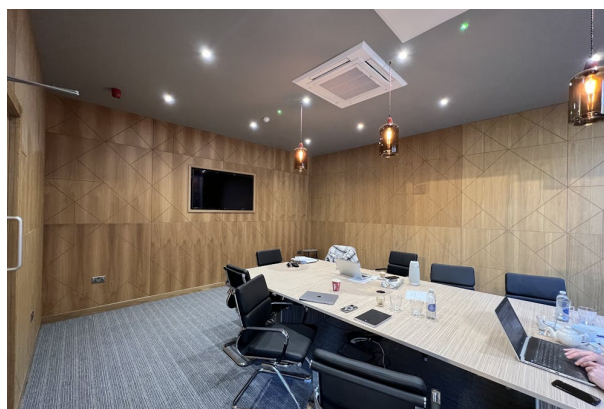
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,060	98.48	Available
Total	1,060	98.48	

Terms

New lease for a term by arrangement



Viewing & Further Information



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Client: **Adil Group**
 Project: **Wembley Brent House**
 Drawing no: **139.7/18** Status: **Costs Approval**
 Date: **17/10/2023** Time: **13:14**
 Revision 3 Scale: **1:50@A1**
 site address: **Wembley Place, 341-345 High Road, Wembley, London, HA9 6AQ**

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Split Unit Proposal

0 1 2 3 4 1:50

Proposed Covers internal: 38
 Proposed Covers external: 12

