

## Lot 12

# 5 Heather Park Parade, Heather Park Drive, Wembley HA0 1SL

**GUIDE PRICE: £200,000**



## VIRTUAL FREEHOLD INVESTMENT OPPORTUNITY

This interesting investment opportunity consists of an A3 premises trading as Stars Restaurant and Nightclub. The tenant has been in occupation since December 2009 at an annual rent of £16,000. We understand that rent reviews are on a five yearly basis and the lease is on a full repairing and insuring basis. The property is situated on a small parade that consists of local traders, a public house and William Hill Bookmakers and is within close proximity of Alperton and Wembley centres. The property is sold with the benefit of the investment income.

### ACCOMMODATION

Total area: 517 sq ft

### TENURE

Leasehold – approximately 990 years unexpired

### LOCAL AUTHORITY & TAX RATING

London Borough of Brent O20 8937 1200

Adopted Rateable Value: £6,200

### VENDORS SOLICITORS

Paulus Thompson

Forbes Hall Solicitors

71 Rivington Street

London

EC2A 3AY

020 7729 9111

### VIEWING TIMES

At the courtesy of the tenants

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN