

## Lot 6

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

**GUIDE PRICE: £160,000**



**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 020 8937 1200

Adopted Rateable Value: £6,200

### **VENDORS SOLICITORS**

Paul 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**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**