

FOR SALE

FREEHOLD COMMERCIAL UNIT IN NEED OF REFURBISHMENT

UNIT 24-25 Hallmark Trading Estate, Fourth Way, Wembley HA9 0LB



Features

- 2,710 Sq Ft (251.76 Sq M)
- £785,000 for the Freehold
- Excellent Road Connections
- Strong Rental Demand

Summary

A commercial unit in need of refurbishment.

24 & 25 Hallmark Trading Estate is a prominent building in a great location, close to Wembley Stadium and Wembley Park Underground Station.

The property is 2,710 sq ft split equally over ground and first floor and a rear loading bay with a roller shutter door.

A rare opportunity to purchase a freehold unit in one of London's biggest areas of regeneration.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

Hallmark Trading Estate sits on Fourth Way behind Wembley Stadium. The location is excellent for both road and public transport connections. The A406 North Circular Road is close by which provides quick access to the M1 and the A40/M40. Wembley Park underground station (Metropolitan & Jubilee Line) is within walking distance.

Units 24 & 25 are located on the front row of Hallmark Trading Estate and highly visible by all passing traffic between the Stadium and the North Circular Road.

Description

The property is in a basic condition having suffered water damage. The roof has been repaired but the property requires an internal strip out and refurbishment, which is reflected in the asking price.

Once refurbished, the unit will offer an excellent investment prospect. The commercial rental market in Wembley is strong for small units and there is a shortage of available stock.

Tenure

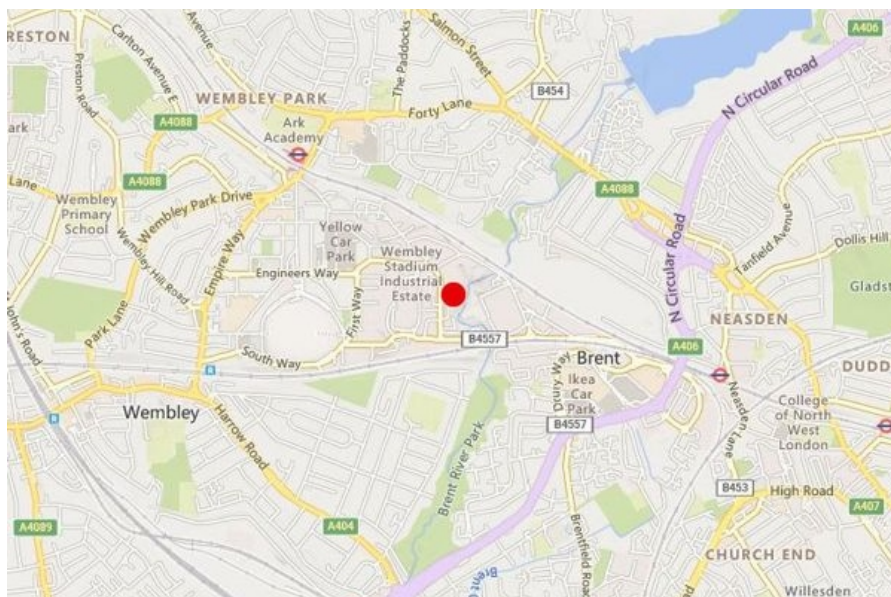
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Terms

The property is available for purchase on a freehold basis with full vacant possession. The asking price is £785,000 (Seven Hundred & Eighty Five Thousand Pounds). VAT may be applicable.

Business Rates

London Borough of Brent. Rateable Value approx £36,750. Rates payable approx £18,330 for 2023.



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Planning

The property has an E class use and B8 Storage and Distribution planning use.

Viewing

Strictly by appointment via sole agents Chamberlain Commercial.
Contact Alex Seco 07708 172710 or Harrison Grinter 07889 674784

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com

Holding Deposit

£The Seller will require a £2,000 holding deposit to secure the property and remove it from the open market. The deposit will be forfeited if the Buyer withdraws from the transaction, unless the Seller cannot show clear title or withdraws from the sale.



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