

London HA0 - Rear of 5 Court Parade, Wembley HA0 3HY
Freehold Land Investment with Future Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



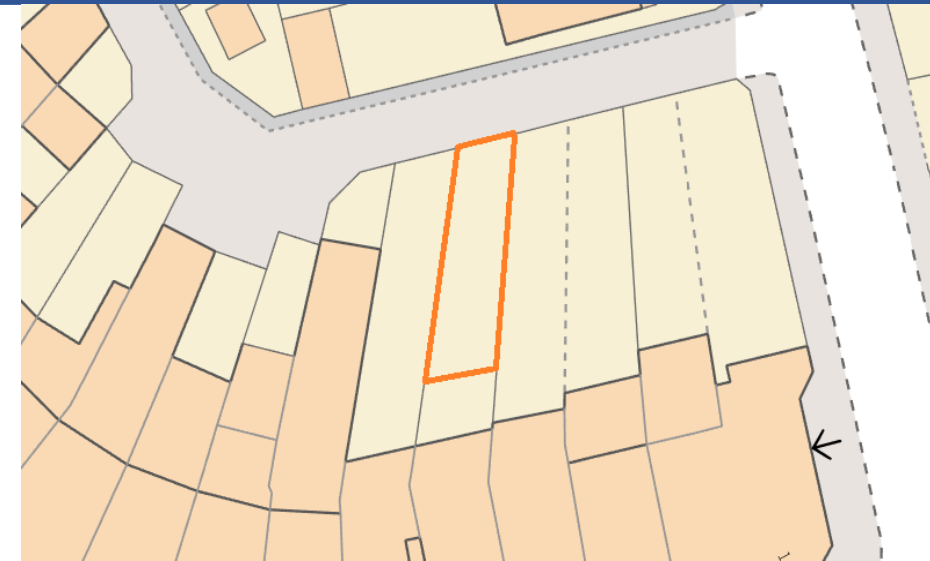
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Investment Consideration:

- Purchase Price: £210,000
- Gross Initial Yield: 6.00%
- Rental Income: £12,600 p.a.
- VAT is NOT applicable to this property
- Comprises open storage yard, currently used as a private car parking
- Future development potential for erection of residential dwelling/s or warehouse/light industrial unit, subject to obtaining the necessary consents
- Located within 0.6 miles from Sudbury Hill and North Wembley Tube/Train Stations
- Occupiers nearby include pharmacy, estate agents, takeaways, off-license shop and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Rear of 5 Court Parade (Ground Floor)	Open storage yard - 87 sq m (936 sq ft)	M One Motors Ltd (with personal guarantee)	5 Years from 25 December 2023	£12,600	Note 1: FRI Note 2: Deposit held of £1,000
			Total	£12,600	

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Property Description:

Comprises open storage yard currently used as a private car parking. The property is accessed directly from Wakeling Lane and provides future development potential for erection of residential dwelling/s or warehouse/light industrial unit, subject to planning.

Total area size: 87 sq m (936 sq ft)

Tenancy:

The property is at present let to M One Motors Ltd (with personal guarantee) for a term of 5 Years from 25th December 2023 at a current rent of £12,600 p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,000.



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Existing Site



Potential Site (Neighbour Example)



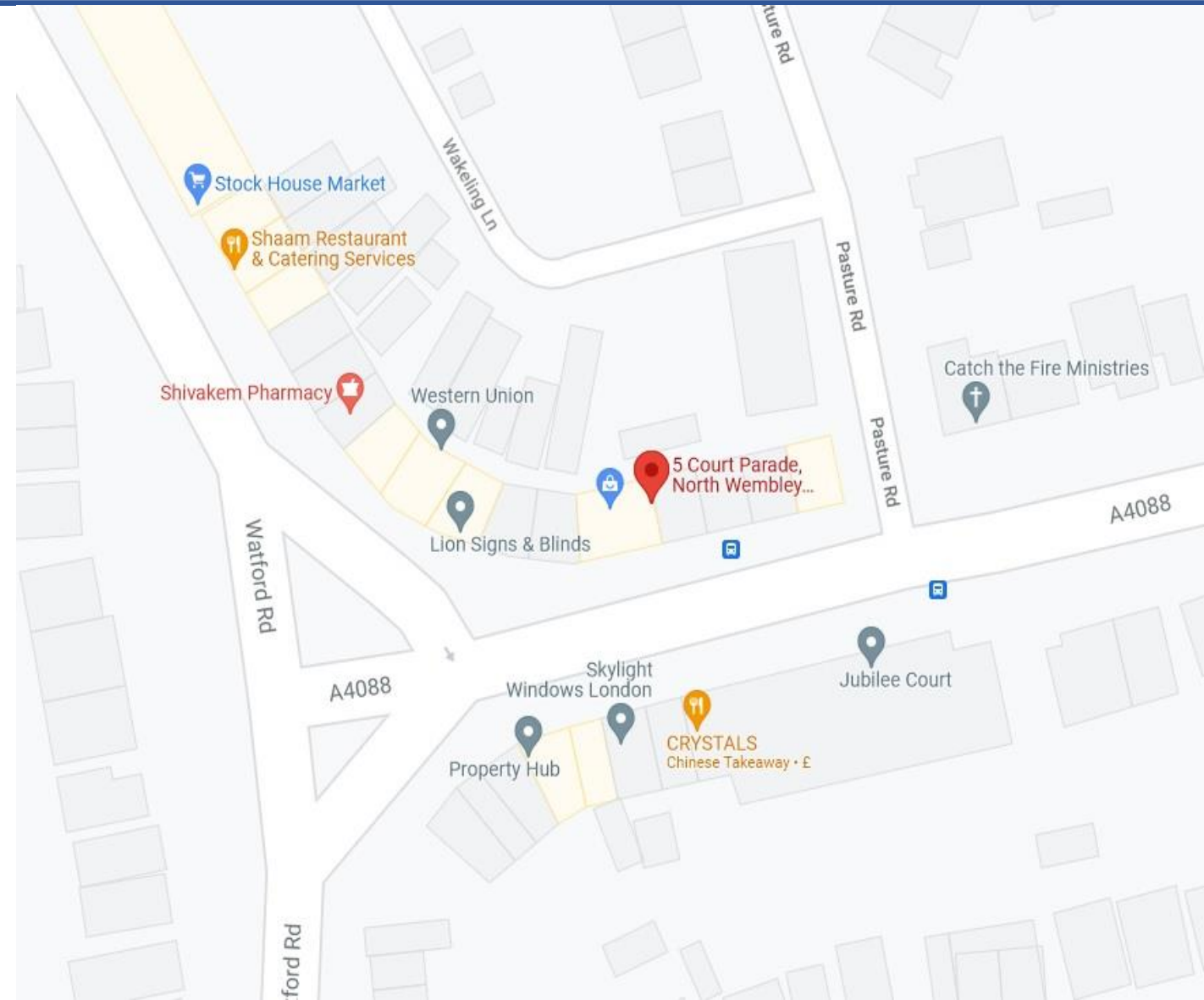
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Location:

Unlike typical British high streets Wembley does not have a town centre network or pedestrianised high streets, with almost all commercial high street businesses along a 1000-yard stretch of road (High Road). Wembley lies very close to the A406 North Circular Road, with easy access to M1 and M25. The property is located within 0.6 miles from Sudbury Hill and North Wembley Tube/Train Stations. Occupiers nearby include pharmacy, estate agents, restaurant/takeaways and off-license shop, amongst others.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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