

TO LET - RETAIL/OFFICE

208 EALING ROAD, WEMBLEY HA0 4QG

01923 845 222
property@vdbm.co.uk

208
B L JOSHI UK LTD
VARIOUS FABRICS · SILKS · POLYESTER · COTTON

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DOWN
SALE**
EVERYTHING MUST GO!

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VDBM
Chartered Surveyors

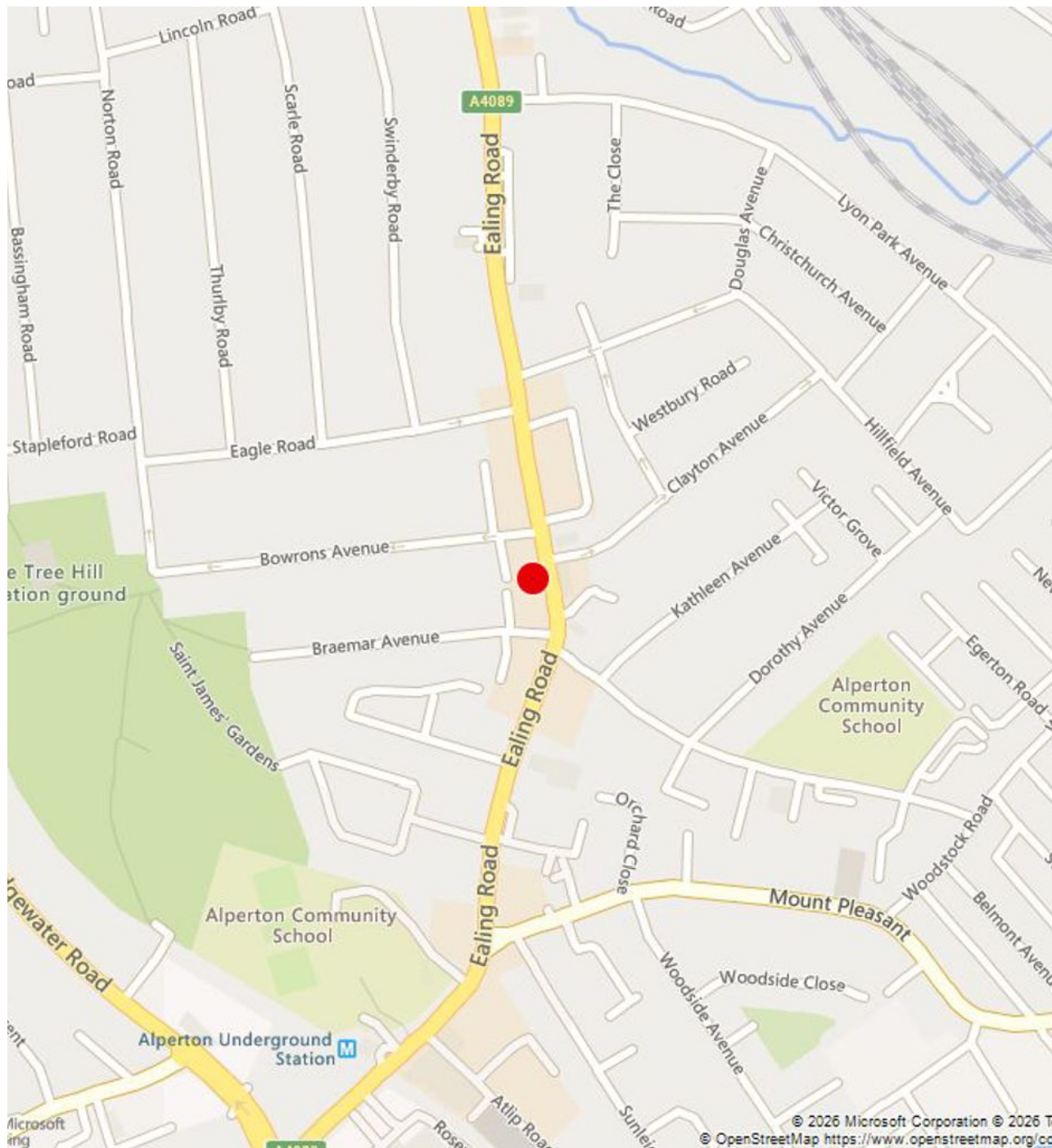
KEY FEATURES

- LOCK UP SHOPS TO LET
- VERY BUSY LOCATION
- AVAILABLE AS A SINGLE OR TWO UNITS
- CLOSE TO STATION
- PARKING NEARBY
- CONVENIENT FOR A40/A406

LOCATION

The property is prominently situated on Ealing Road, Wembley, a busy and well-established commercial thoroughfare serving a large and densely populated catchment area. Ealing Road is a recognised retail and commercial destination, benefiting from a diverse mix of independent retailers, restaurants, cafés and service businesses which generates strong levels of footfall and passing trade.

Alperton Underground Station (Piccadilly Line) is within easy walking distance, providing convenient connections into Central London and the wider London Underground network, while the A406 North Circular Road and A40 are also readily accessible. The surrounding area includes a substantial residential population alongside numerous established businesses, helping to provide a consistent local customer base. With its combination of strong transport links, good visibility, high residential density and established commercial activity, the location provides an attractive base for a wide variety of retail, leisure, professional and service-based occupiers.







DESCRIPTION

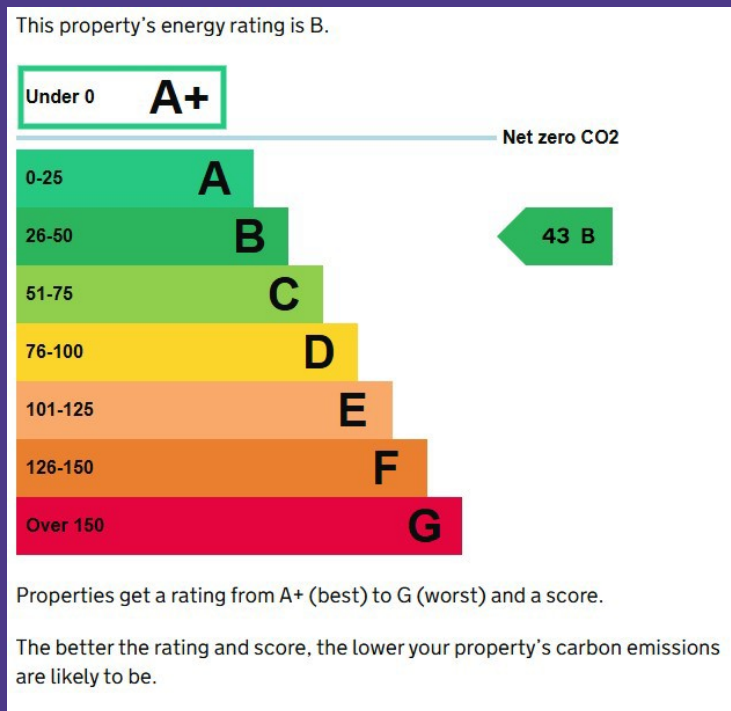
The property comprises a lock up shop which is available either as a single or two smaller units. Each unit will be available with its own kitchen and WC facilities. Individual requirements can be discussed at an early stage as division of the units has yet to be started. Capped services will be provided.

A variety of uses will be considered, subject to planning.

ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
LEFT HAND UNIT	949	88.16	£34,900
RIGHT HAND UNIT	658	61.13	£32,000

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of B (43).



RENT

£32,000 - £66,900 per annum exclusive

TERMS

To be let on full repairing and insuring leases for terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £36,250

Rates Payable: £15,660 (2026/2027)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
 andrei.amarica@vdbm.co.uk 07498 346606
 toby.woodward@vdbm.co.uk 01923 845221

VDBM

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