



Ping Pong, Units 68-70, London Designer Outlet, Wembley, HA9 0FD

Location

The unit is located on the first floor within the [London Designer Outlet](#), Wembley, north-west London. This is a thriving location for shopping and leisure and is home to Wembley Stadium and Arena which holds a series of games and events throughout the year.

Nearby occupiers at the scheme include; include Prezzo, TGI Fridays, Wagamama, Costa, Pret, Nike and Cineworld Multiplex.

Description

This triple fronted restaurant has good viability from the ground floor and has been fitted to a high specification with a large central bar counter servery and additional seating area. We understand the approximate gross internal areas to be:

Ground	520 sq m	5,597 sq ft
Total	520 sq m	5,597 sq ft

There is a large outside seating area at the front of the unit accommodating approximately 30 covers.

Tenure

The premises are held on a full repairing and insuring lease for a term of 20 years expiring on 13 December 2033 at a rent of £195,265 pa exclusive with 5 yearly rent reviews, to be granted Outside the Security of Tenure Provisions of the Landlord and Tenant Act (1954).

Premium

Offers invited.

Planning and Licensing

The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Sunday	10.00 am to midnight
------------------	----------------------

We understand that A3 planning is in place. Other uses, A1 and A4, will also be considered.

Further Details

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Staff are unaware of this sale.
Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons: dcl.co.uk

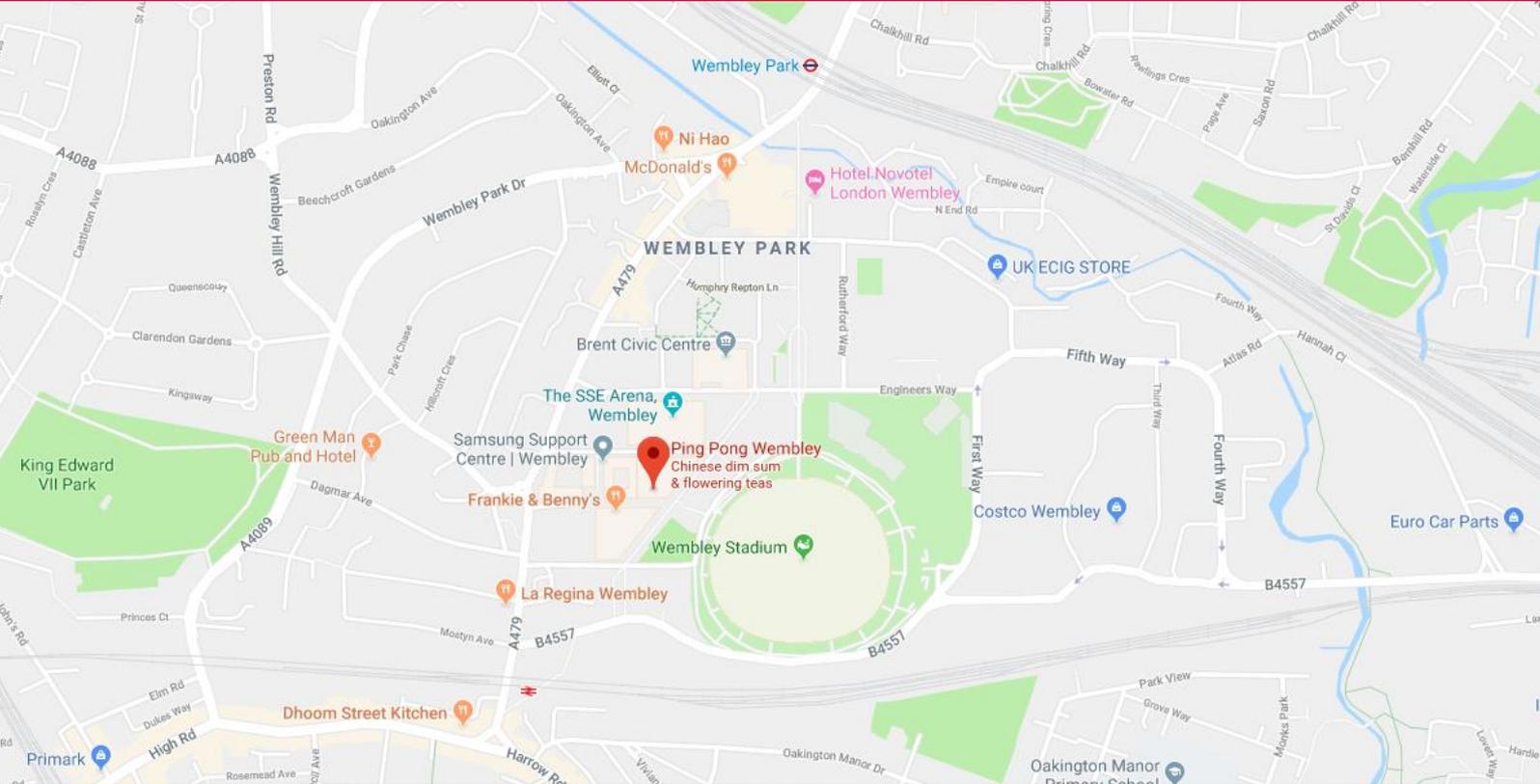
Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

Sally French
Agency and Leasing
0207 299 0685
sfrench@dcl.co.uk



**DAVIS
COFFER
LYONS**

**LEASE FOR SALE, TRIPLE FRONTAGE * FULLY FITTED
5597 SQ FT GF PLUS LARGE TERRACE
LONDON DESIGNER OUTLET, WEMBLEY HA9**



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.