

REAL ESTATE ADVISORS



Unit 5B Regency Heights Park Royal NW10 7HQ

Summary

- New build commercial investment (Class-E) available for sale, with accommodation extending 1,808sqft (GF) & 1 x car parking space
- Property is subject to an under-lease with a global rice supplier and retailer, paying £42,000pax (£23psf) on a new 10-year FRI lease (expiring 2034)
- Lease is granted with 'Wakka UK Ltd' and includes a 6-month rent deposit
- Unit forms part of new build mixed-use scheme by Fairview New Homes and is part of commercial hub of 6 x independent occupiers
- Guiding offers at £450,000 (£249psf & 9.3% gross yield) for the virtual freehold interest (999-year lease to be granted to purchaser)

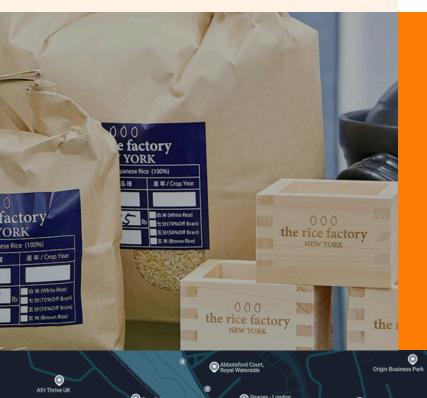
Description

Opportunity to acquire a **ground floor commercial unit**, benefitting from **Class-E use**.

Forms part of mixed-use scheme 'Regency Heights' completed by FNH comprising 807-new apartments and 6 x commercial units (all now occupied).

Property extends 1,808sqft (NIA) and is laid out entirely over the ground floor and includes 1 x car parking space (forming part of the occupational lease).

Unit is **fully-let** to established **global rice supplier and retailer**, paying £42,000pax on a 10-year term.



Property Address:
Unit 5B, Regency
Heights, Park Royal
NW10 7HO

Location

Subject property is well located on Lakeside Drive in Park Royal and forms part of Fairview New Homes' Regency Heights regeneration scheme (807-apartments).

Unit is located amongst commercial hub (6 x units), which are all occupied and include Co-op, Park Royal Dental Clinic & Little Tigers Day Nursery.

The area benefits from excellent connectivity to transport links with Park Royal & Hangar Lane underground stations (0.6 miles away) providing access to Piccadilly & Central line trains.



Tenancy Information

A 10-year lease was signed in November 2024 with an established global rice wholesaler, opening their first operation in the UK (Wakka UK Ltd - 15740441).

The rent payable is £42,000pax (£23psf), with rent paid quarterly in advance.

A **rent review** is scheduled for **Nov-2029** and the lease benefits from a **6-month rent deposit** (held for the duration of the term).

The tenant benefits from a **6-month rent free period** at the start of the term, so rent will be payable from June 2025.

The lease will expire in 2034 and the agreement is granted within the provisions of the 1954 Landlord & Tenant Act.

Service Charge & VAT

SC for the commercial space is charged at £3,453 (£1.91psf) per annum and is paid by the occupational tenant as per their lease agreement.

The property has not been opted to tax and therefore VAT is not being charged on the sale price or the rent.

Terms

Guiding £450,000 for a new 999-year lease, equating to a 9.3% gross yield and £249psf capital value.

CONTACT US



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Important Notice: