



**HENSHELL & PARTNERS**

REAL ESTATE ADVISORS



**Unit 5B Regency Heights  
Park Royal NW10 7HQ**

**COMMERCIAL INVESTMENT FOR SALE  
£450,000 (9.3% GROSS YIELD)**









## 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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