



HMO in HA9

High Road, Wembley, London, England,
HA9 6AA

£899,999 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Mixed use investment opportunity
- ✓ Currently Tenanted
- ✓ HMO

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A rare opportunity to acquire a well-located freehold property in the heart of Wembley High Street.

Investment overview -

An income-producing freehold property combining ground-floor commercial accommodation with a five room HMO above. The residential accommodation has separate rear access, while the ground floor benefits from direct High Road frontage and two gated parking spaces, as advised by the seller.

- Four occupied HMO rooms producing £3,050 per calendar month, with Room 2 currently vacant.
- Proposed 12-year lease of the entire ground floor from 26th October 2026 at £3,500 per calendar month, subject to completion of the formal lease.
- Proposed combined income of £78,600 per annum, rising to an illustrative £88,800 per annum if Room 2 is let at £850 per calendar month.
- Separate commercial and residential access, together with two gated parking spaces.
- Residential EPC rating D, satisfactory EICRs, and current fire-alarm and emergency-lighting records

Location -

The property occupies a prominent position on Wembley High Road, within an established retail and residential area. Wembley Central station is approximately 5 minutes' walk away, providing Bakerloo line, London Overground and National Rail services. Wembley Stadium station is also around half a mile away. The commercial unit benefits from High Road frontage, while the residential accommodation has independent rear access. The surrounding High Road includes shops, restaurants and other local services. Buyers should verify walking distances and any future development proposals.

Below is a breakdown of the rent coming in per month:

Rent Summary

Current passing rent

Room 1 - £600 pcm

Room 2 - Vacant

Room 3 - £750 pcm

Room 4 - £850 pcm

Room 5 - £850 pcm

Total HMO income - £3,050 pcm

The current HMO income is therefore £36,600 per year, excluding the proposed increase for Room 3.

Once the new ground-floor commercial lease is in place from 26th October at £3,500 pcm, the combined rental income will be:

£6,550 per month

£78,600 per year

Price: Starting Bid £899,999

Property Type: HMO

Business Type: Other/Unspecified

Parking: Off Street, Driveway, Secure

Description

A rare opportunity to acquire a well-located freehold property in the heart of Wembley High Street.



Location

located in the heart of Wembley's bustling High Road

Tenure

Freehold - Title number MX3025

EPC

Rating D

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



High Road, Wembley, London, England, HA9 6AA

Contact your local branch today for more information on this property:

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