



THE PARISH

120 and 118 Wembley Park Drive, Wembley, HA9 8HP

LEASEHOLD: OFFERS IN EXCESS OF £150,000 ANNUAL RENT: £71,000 NET | REF: 2457392

KEY HIGHLIGHTS

- Traditional Pub with Domestic Accom.
- Within 500 metres of Wembley Stadium & Arena
- External courtyard with bar areas
- Includes sub lease with rent income of £27k
- Turnover over 650k net per annum
- 92 + 48 m2 / Energy Rating D + C

DESCRIPTION

The Parish Bar in Wembley is a lively Irish-themed pub located in the heart of Wembley Park, known for its warm, welcoming atmosphere, friendly staff, and quality drinks. It offers a cosy, community-driven feel with live music, sports screenings (including TNT Sports), and a popular beer garden that provides an inviting retreat just minutes from Wembley Park Station and within walking distance of Wembley Stadium and OVO Arena Wembley. The venue is well-regarded for its vibrant ambiance on event days, drawing both locals and visitors with its mix of great Guinness, classic pub fare, and charming décor, making it a staple social hub within the rapidly regenerating Wembley Park district.

LOCATION

The Parish Bar is prominently situated on the A4089 Wembley Park Drive, close to its junction with A479 Empire Way, placing it within a mixed, densely populated residential, commercial, and secondary retail area. This location benefits from strong pedestrian flow and excellent visibility due to its position on one of Wembley Park's key local thoroughfares.

The property sits approximately 300 metres from Wembley Park Underground Station, served by the Jubilee and Metropolitan lines, offering rapid connections to central London and making it a convenient stop for both local residents and event attendees.

THE OPPORTUNITY

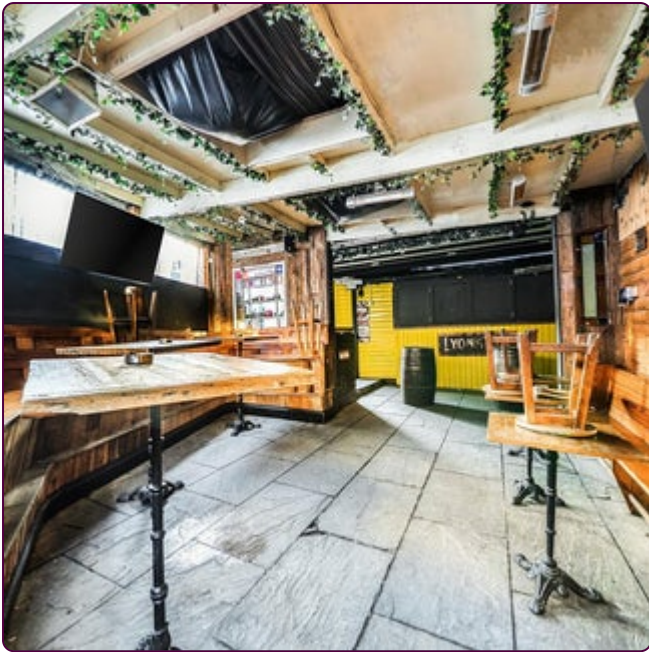
A new leaseholder of The Parish Bar in Wembley would benefit from a highly strategic and fast-growing location, with consistent footfall driven by its position just minutes from Wembley Park Station and within walking distance of Wembley Stadium and OVO Arena Wembley—major venues that generate strong, reliable trade on event days. The surrounding Wembley Park district has undergone extensive regeneration, bringing significant new residential developments, hotels, and improved leisure infrastructure, expanding the local customer base and creating opportunities to further grow daytime, evening, and weekend trade. With its established reputation as a friendly Irish-themed pub offering live music, sports screenings, and a popular beer garden, a new operator has the chance to build on an already successful brand, enhance food and drink offerings, introduce new entertainment formats, and capitalise on the area's continued development and rising population.

TRADING INFORMATION

Trading information provided shows that as of March 2025, the business generated an annual turnover of just over £650k net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.



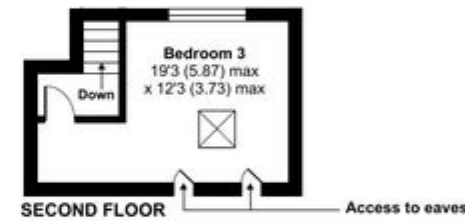
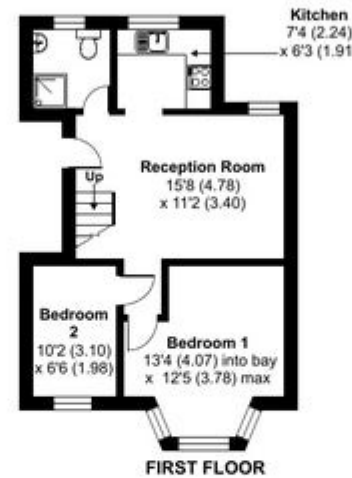




Wembley Park Drive, Wembley, HA9

Approximate Area = 2468 sq ft / 229.3 sq m (excludes courtyard area)

For identification only - Not to scale



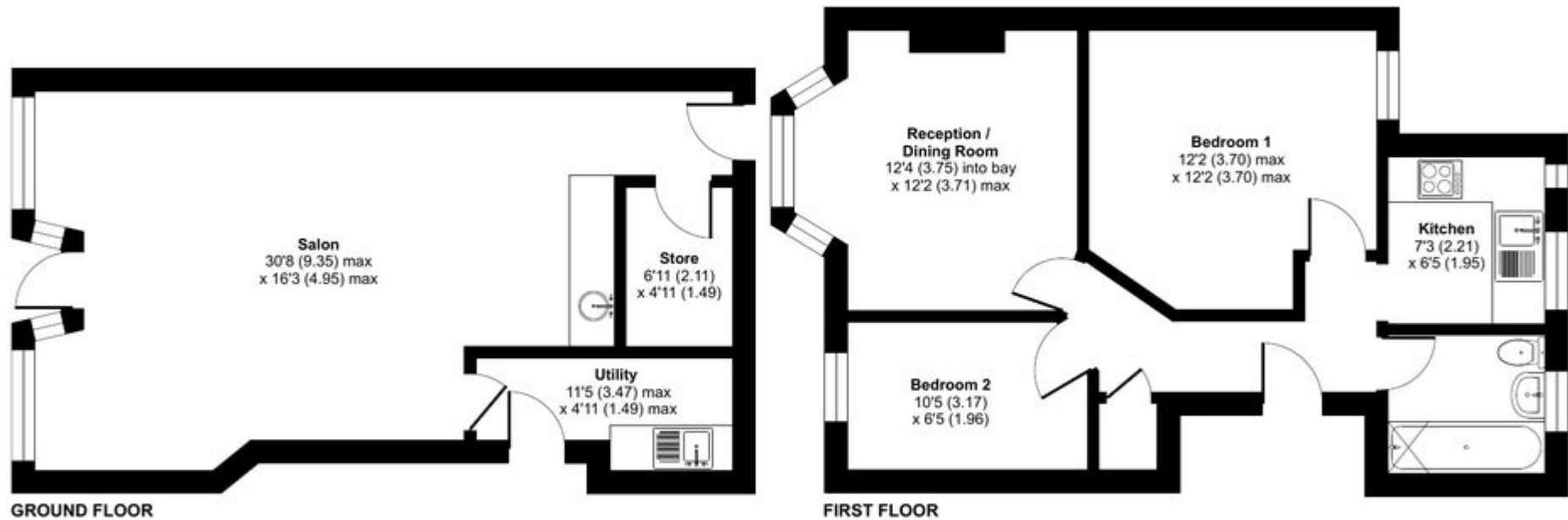
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Pic. REF: 1401738



Wembley Park Drive, Wembley, HA9

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Pic. REF: 1402165



INTERNAL DETAILS

Public Areas:

- Main bar, with single bar server and games area (56 seating)

Additional Areas:

- Ladies and gents WC's
- Ground floor beer cellar
- Small catering kitchen (currently not in use)

EXTERNAL DETAILS

Fenced and covered customer seating area with outside TV screen (34 seating).

(Expanded to accommodate a greater number of customers during Wembley events).

Single garage – housing temporary bar server.

OWNER'S ACCOMMODATION

2x flats, Separately approached from street level, on two floors and consisting of:

- 2 bedrooms
- Office/bedroom
- Lounge & Kitchen
- Shower room

FIXTURES & FITTINGS

Trade fixtures and fittings in the property are included in the sale, with the exception of some minor personal items.

BUSINESS RATES

The VOA lists the property with a rateable value of £26,000 from April 2026. The local authority is Brent.

TENANCY

This is an opportunity to acquire an existing 20-year, fully repairing and insuring, leasehold at 120 Wembley Park Drive with 16 years remaining. The lease is contracted in to the landlord and tenant act 1954 at a passing rent of £60,000 pa, subject to five-yearly rent reviews.

Additionally, the price advertised includes the lease of the property next door which as existing 19-year, fully repairing and insuring, leasehold at 118 Wembley Park Drive with 16 years remaining. The lease is contracted in to the landlord and tenant act 1954 at a passing rent of £38,000 pa, subject to five-yearly rent reviews.

The landlord will require a 3 month deposit and/or personal guarantees.

TENURE

The front half of 118 Wembley Park Drive is currently sublet to a Hair Salon on a rental income of £27,000 per annum. This sublease investment is included.

STAFF

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the property and business, and also the registrations, licences, permits and certificates required to trade.

TRADING HOURS

The opening hours of the premises are as follows:

- Monday to Wednesday 4pm - 12am
- Thursday 2pm - 12:30am
- Friday 12pm - 1am
- Saturday 11am - 2am
- Sunday 11am - 12am

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

The leasehold is to be sold as a transfer of going concern (TOGC). VAT may be payable, in addition, at the prevailing rate.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



DAVID WILSON

Associate Director

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

