


14 Broadway, Ealing, W13 0SR

£ 35,000 Per Annum

 Ealing

 Restaurant

 W13 0SR

## Highlight Features

- ✓ E Class Use
- ✓ Ground Floor & Basement
  - ✓ Lease Assignment
  - ✓ Near Crossrail Station
  - ✓ Offers in Excess of 125k
  - ✓ Prime Location

## Description

Large restaurant to let / lease for sale in a sought-after location on a busy High Street. The property consists of ground floor space as well as a good size basement with a cold room. Further benefits include 3-phase electrics, air conditioning, a service lift and 50-60 covers.

### Location:

The premises are in a prime position on Broadway, Ealing W13. Located within a 5-minute walk from West Ealing station, which is part of Elizabeth Line (Crossrail) providing a fast access into Heathrow as well as Paddington. The local area benefits from high footfall and activity from the local office buildings as well as surrounding residential area. Local businesses include Waitrose, Sainsburys and Costa Coffee just to name a few.

### Accommodation:

Ground floor and basement: 157 Sq M / 1,690 Sq Ft

### **Terms:**

Available by a way of an assignment of a fully repairing and insuring lease (FRI) which was for 15 years with 3 years Tenant only break clause option, within Landlord and Tenant Act 1954 (renewable) from 1st October 2023 with five yearly rent reviews. Annual rent is £35,000.

### **Premium / Goodwill:**

The owner is seeking offers in excess of £125,000 goodwill / premium for the benefit of the leasehold, fixtures and fittings.

### **Usage:**

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Ealing Council.

### **Business rates:**

Applicants are advised to make their own enquiries with London Borough of Ealing council.

### **EPC:**

This property has an EPC rating of D.

### **Legal Costs:**

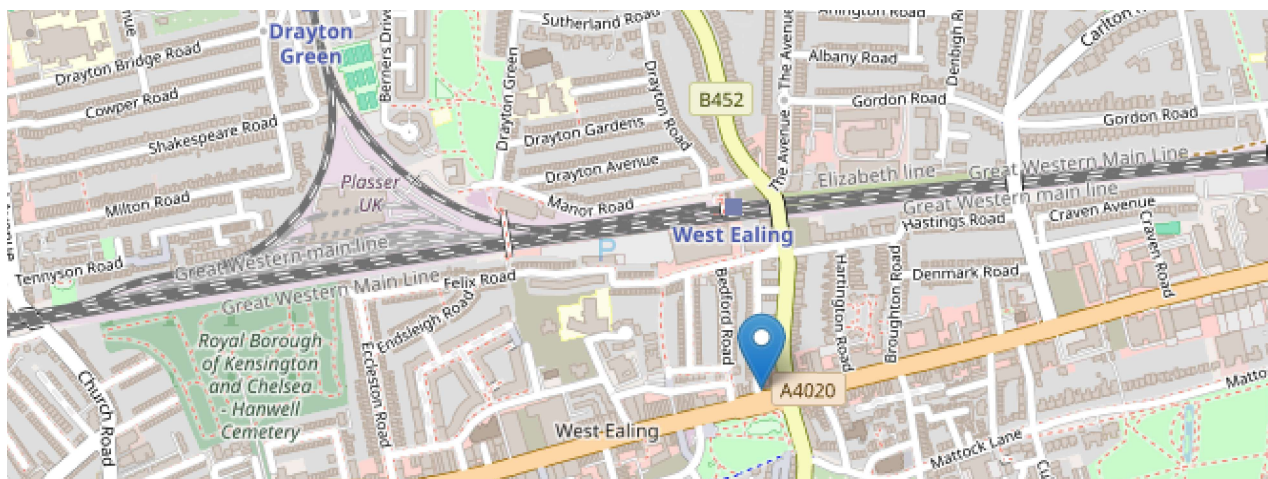
Each party to bear their own legal costs incurred in this transaction.

### **Viewings:**

Strictly by an appointment via Kingworths.

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## **Map**



## **Interested In This Property?**

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)

