

86 THE BROADWAY WIMBLEDON LONDON SW19 1RH

CONFIDENTIALLY AVAILABLE
LEASE FOR SALE
EXCELLENT A3 RESTAURANT PREMISES
FULLY FITTED WITH EXTRACTION



LOCATION

The premises are situated on the Broadway adjacent to Gourmet Burger Kitchen within close proximity to Nando's, KFC, Pizza Hut, Five Guys and Centre Court Shopping Centre together with a number of other well-established retailers and restaurants.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 15 years from 16 January 2013 subject to 5 yearly upward only rent reviews with the next being January 2023. The lease is held inside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

RENT

£65,000 pax.

PREMIUM

Offers invited.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VAT

VAT will be charged at the appropriate rate, if applicable.

LICENSING

The premises benefit from an existing premises license which allows the sale of alcohol:

Monday-Saturday 10:00-23:00
Sunday 12:00-22:30

ACCOMMODATION

Ground Floor	1,242 sq ft	115.38 sq m
Mezzanine	42 sq ft	3.90 sq m
Basement	288 sq ft	27.76 sq m
Outside Rear	1,152 sq ft	107.02 sq m

Self Contained Flat (Vacant) 2 Beds / Living Room/
Kitchen/ Bathroom WC.

RATES

Rateable Value		£31,250
UBR 2018/19		48p in the £
Rates Payable		£15,000

Interested parties are advised to verify these figures by contacting the local authority, Merton Borough Council, 020 8274 4901.

EPC

An EPC will be made available upon request.

VIEWING

Strictly by appointment through the assignor's **sole agents** as staff are unaware of the impending disposal.

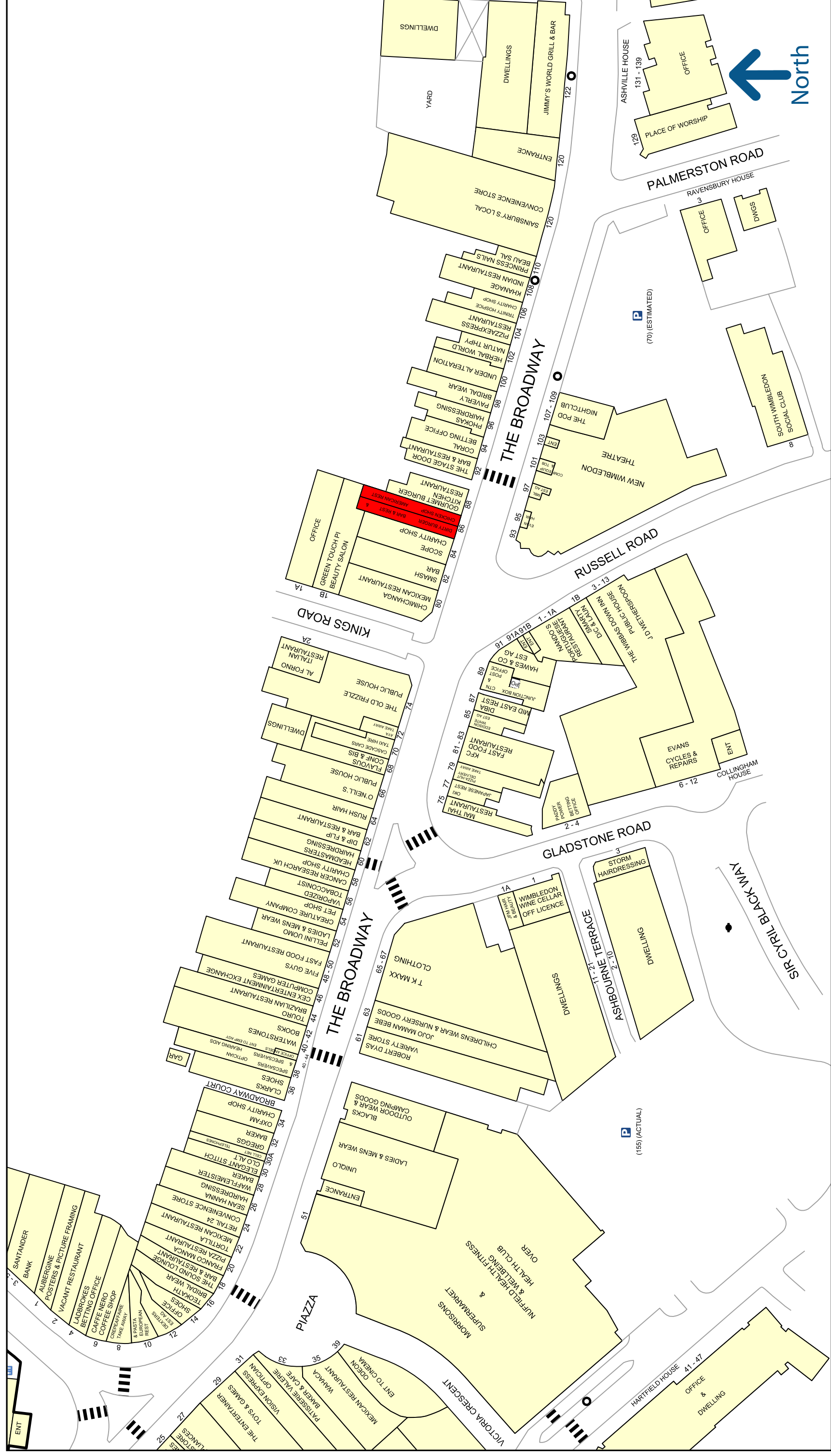
CONTACTS

Robert Bernard
Tom Gosden

robertbernard@stephenkane.co.uk
tomgosden@stephenkane.co.uk

61 Queen Anne Street, London W1G 9HH Tel: 020 7224 0101 Fax: 020 7224 0406

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50 metres

Experian Goad Plan Created: 10/01/2019
Created By: Stephen Kane and Co

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