



Broadway, Ealing, W13

£ 35,000 Per Annum

 Ealing

 Restaurant

 W13 0SR

## Highlight Features

- ✓ £50,000 Premium/Goodwill
- ✓ E Class Use
- ✓ Flexible Terms
- ✓ Ground Floor & Basement
- ✓ Near Crossrail Station
- ✓ Prime High Street Location

## Description

Large restaurant to let 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 a large kitchen, lounge and bar area.

### 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.

### Premium / Goodwill:

The owner is seeking a £50,000 goodwill / premium for the benefit of the leasehold for a number of years to be negotiated.

### Accommodation:

157 Sq M / 1,690 Sq Ft

#### Usage:

We believe the premises fall under Class E / Sui Generis 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.

## Map



Map data ©2022

## 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)

