

TURNKEY RESTAURANT OPPORTUNITY

Unit 5, Ealing Broadway Centre, W5 5DB



## LOCATION

The property occupies a prominent position within the Ealing Broadway Shopping Centre in the heart of Ealing. The external facing restaurant benefits from excellent adjacencies sitting between Wasabi and Wagamama with other nearby operators including Turtle Bay, Pret A Manger and The Ealing Project (cinema) which sits directly below. The property is within a 5 minute walk of Ealing Station which offers fantastic links via rail, underground and Crossrail services.

## DESCRIPTION

This stunning restaurant, designed by award winning Russell Sage Studios, trades over the ground (64 covers) and first floors (54 covers). There is a fully fitted open plan kitchen at the rear of the ground floor which benefits from full kitchen extract, walk-in fridge and walk-in freezer. There is a loading bay at the rear of the kitchen for bin stores and deliveries. Male and female customer wc's, dry stores, staff lockers and a managers office are located at the rear of the first floor. Externally the restaurant benefits from 16 covers.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Ground	- 1,743sq ft / 161.93 sq mt
First	- 1,549 sq ft / 143.91 sq mt
<b>TOTAL</b>	<b>- 3,292 sq ft / 305.84 sq mt</b>

## RENT

£90,000 PAX

## PREMIUM

All offers invited

## LEASE

Available by way of an assignment of the existing 15-year lease from July 2021 subject to 5 yearly rent reviews. The lease is understood to be held outside the security of the tenure and compensation provisions of the L&T Act 54.

## LICENSE

We are advised that the premises license permits the sale of alcohol on and off premises from 10am - 23.30 Monday - Thursday, 10am-00.00 Friday and Saturday and 11am-23.30 Sunday. A copy of the license is available on request.

## SERVICE CHARGE

£26,476 (2022)

## BUSINESS RATES

Rateable Value (from April 2023) - £61,500

UBR - 0.512

Rates Payable - £31,488

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

## VIEWINGS & FURTHER DETAILS

Please contact sole agents

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