



020 7935 2222

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## THE THAI RESTAURANT 57 New Broadway, Ealing, London, W5 5AH



### Location:

Prominently situated on the south side of New Broadway, in the heart of Ealing town centre.

Nearby operators include Caffe Nero, Bella Italia, Pizza Hut, Edwards, Cafe Uno and My Old Dutch.

### Floor Areas:

Ground Floor: 1,375 sq ft  
First Floor: 219 sq ft

**Total: 1,519 sq ft**

### Lease:

We have been verbally advised that the property is held by way a 20 year full repairing and insuring lease from 24th February 2008, with 5 yearly rent reviews.

### Rent:

£ 52,500 per annum exclusive

### Premium:

Upon application

### Timing:

Immediate

### Rates:

We have been verbally informed by the local authority:

Ratable Value - £44,000  
Rates payable - £18,216

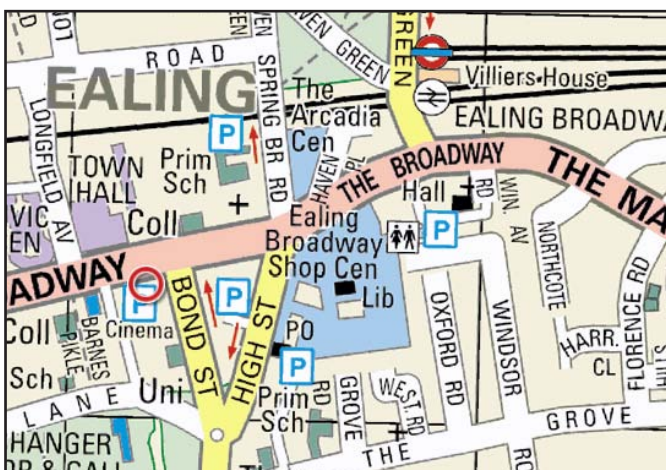
All parties are advised to confirm this with London Borough of Ealing.

### For viewings please contact:

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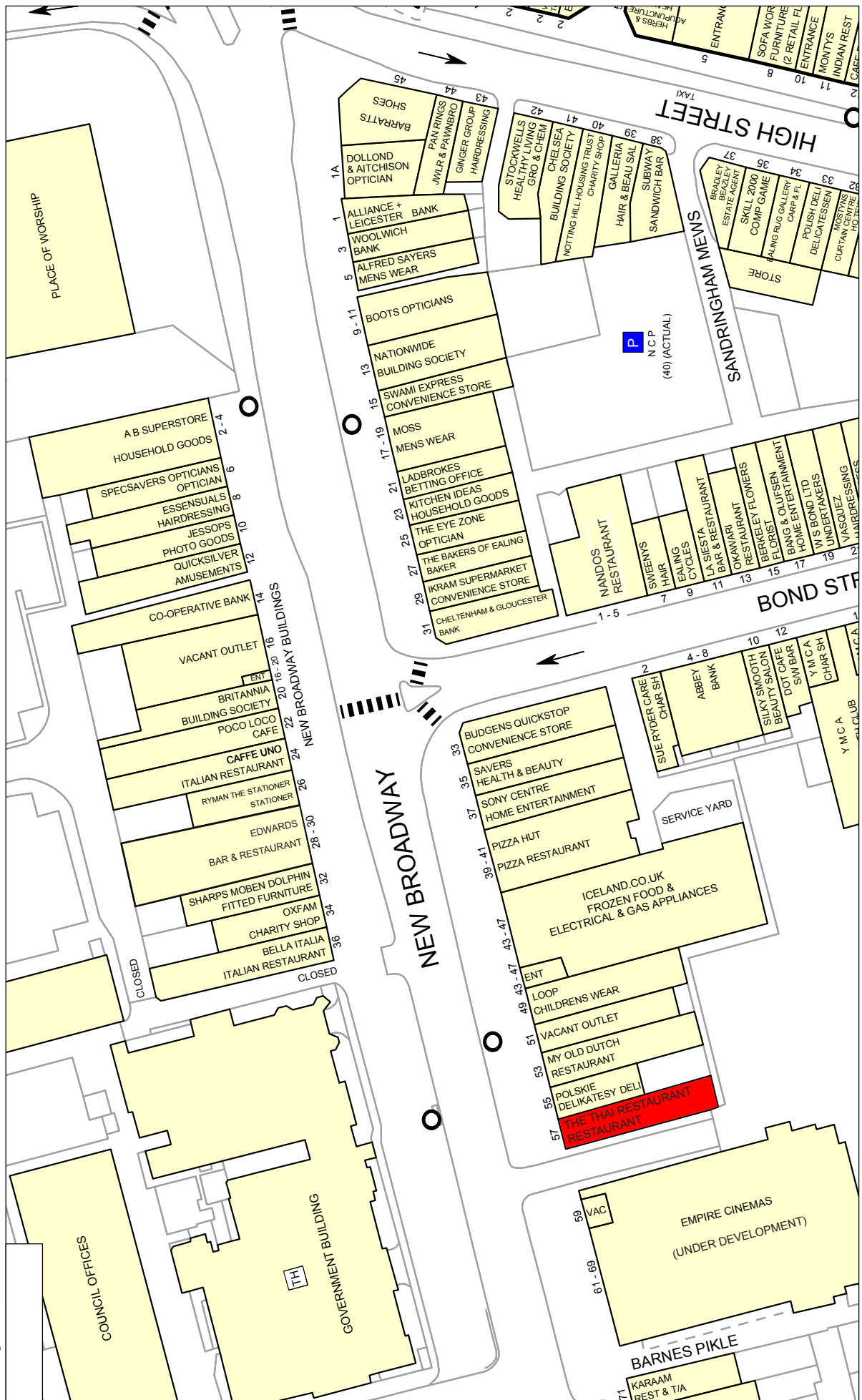
### Subject to contract



Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

# Ealing Broadway



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