



020 7935 2222

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RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS A3 LEASE FOR SALE

Mae Ping
162 The Broadway
Wimbledon
London
SW19 1RX

FULLY FITTED RESTAURANT

LOCATION

The property is located on The Broadway in Wimbledon town centre. The Broadway is at the heart of retail and leisure in Wimbledon playing host to Centre Court Shopping Centre, Odeon Cinema and a vast array of shops, restaurants and nightclubs.

Nearby operators include Pizza Express, Nando's, Gourmet Burger Kitchen, Henry J Beans, O'Neil's, Mongolian Barbeque and numerous local operators.

ACCOMMODATION

The property is arranged over ground floor only accommodating approximately 80 covers with a bar, kitchen and customer WC's, providing the following approximate areas:

Ground Floor: 1,300 sq ft

LEASE

The property is available by way of assignment of the existing lease, which we are advised is for a term of 10 years from 25th December 2001, subject to five yearly upward only rent reviews.

We are currently negotiating a new lease of 10 years with the landlord. Rent to be agreed in the region of £25,000 per annum.

RENT

£21,500 per annum exclusive

PREMIUM

Upon application

RATES

We have been verbally informed by the Local Authority:

2010-2011

Rateable Value: £19,750.00

Rates Payable: £8,176.50

All parties are advised to confirm the above with Merton Council.

LEGAL COSTS

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

VIEWINGS

Please contact vendor's sole agent:

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

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.