



LARGE RESTAURANT UNIT TO LET IN THE HEART OF EALING  
**TO LET (NEW LEASE) £100,000 PER ANNUM**  
36 NEW BROADWAY, LONDON, W5 2XA





- GROUND AND BASEMENT APPROX. 2,086 SQ.FT. (193.78 SQ.M.)
- SPACIOUS RESTAURANT PREMISES WITH EXTRACTION IN SITU
- BUSY TOWN CENTRE CLOSE TO ELIZABETH LINE & DICKENS YARD DEVELOPMENT

### Location

The premises occupy a prominent position on New Broadway, Ealing, adjacent to Ealing Town Hall and within a prime retail and leisure pitch in West London. The property benefits from its close proximity to the prestigious Dickens Yard development, which has introduced a substantial mixed use residential and commercial scheme that continues to enhance footfall and the overall appeal of the area. A number of well established national occupiers and the Ealing Shopping Centre are situated nearby, with surrounding traders including Marks & Spencer, Oxfam, H&M, TSB Bank, Gails, Nandos, TK Maxx and numerous other national brands.

The property is exceptionally well connected, being located within a short distance of Ealing Broadway Underground Station (District and Elizabeth Lines) and Ealing Broadway National Rail Station.

### Description

The property was formerly occupied by Franca Manca and is arranged to provide restaurant accommodation over ground and basement levels. The premises benefit from an attractive frontage with bi folding doors opening onto external pavement seating, creating a strong trading presence and excellent natural frontage appeal.

The basement level provides ancillary accommodation including male and female WC facilities, a walk in cold room, separate freezer rooms and additional storage space.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £44,750; however interested parties should make their own enquiries.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	161.83	1,742
Basement	31.95	344
<b>Total</b>	<b>193.78</b>	<b>2,086</b>

### Rent

£100,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews.

### Occupation

Subject to vacant possession which is expected to be the middle of June 2026.

### Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

### Local Authority

London Borough of Ealing.

### Legal

Each party to bear its own legal costs.

### VAT

Will be applicable.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

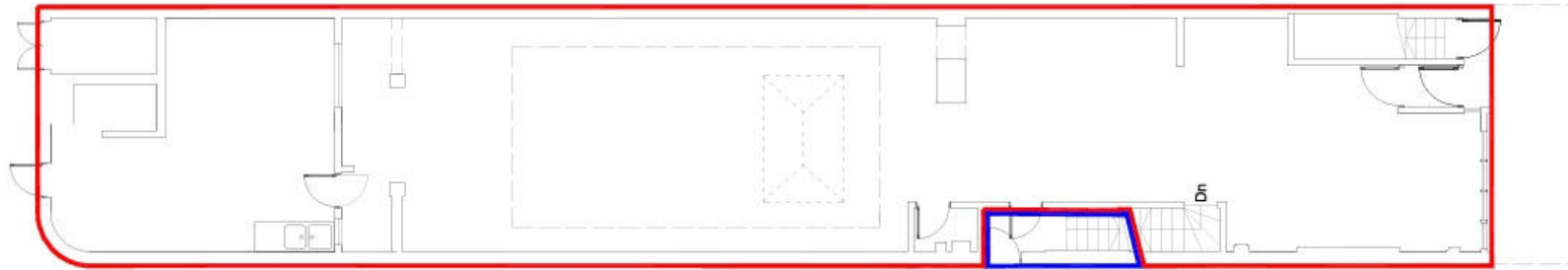
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Ground Floor



Basement

Indicative Plans (not to scale)

**Viewing**

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

Huseyin Zafer  
M: 07918482210

Emily Bradshaw  
M: 07920 769395  
E: e.bradshaw@willmotts.com

Varol Zafer  
M: 07900 224967  
E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931  
E: s.sadiq@willmotts.com

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