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LYONS**

**Broadway Bar & Grill
474-476 Fulham Road
London, SW6 1BY**



New Free of Tie Lease

Summary

- Character property in the centre of Fulham Broadway.
- Fulham Broadway is an affluent suburb approximately 4 miles from Central London.
- Substantial property arranged over five levels totalling 9,222 sq ft with external seating to the front and rear and two stunning roof terraces.
- **Rental offers in the order of £300,000 per annum.**



Location

The Broadway Bar & Grill is located in the heart of Fulham on the Fulham Road, 50 metres from Fulham Broadway Underground Station (District Line).

Fulham is one of the most affluent districts in South West London situated in the London Borough of Hammersmith and Fulham. Fulham lies on the northern bank of the Thames, between Chelsea and Putney and is located 4 miles south-west of Central London.

Fulham Broadway is a predominantly leisure destination, with the Fulham Road being an established leisure and retail pitch. The surrounding area is heavily populated with pubs, restaurants and bars, including Pho, M&S, Wagamama, Five Guys, Wendy's, JD Wetherspoons, Pizza Express and Waitrose.

Situation

The Broadway Bar & Grill occupies a prominent, busy high street location at the junction of Fulham Road, Fulham Broadway and Harwood Road.

The immediate area is populated by numerous leisure operators and retailers, and the subject property is situated 50 metres to the west of Fulham Broadway Shopping Centre and underground station.

Stamford Bridge, the home of Chelsea football club, is located less than 500 metres from the subject property.



Description

The subject property comprises a 4-storey, late Victorian building of brick construction under a part pitched, part flat roof.

The public house and private members club is arranged over basement, ground and three upper levels.

Accommodation

Ground Floor

The ground floor comprises a large, open plan public house trading area, arranged around a large central bar / servery, together with a partially covered beer terrace to the rear. There is a separate entrance for private members which provides a reception area and cloak room.

First Floor

At first floor level there is a second open-plan trading area with a bar / servery, private dining room, office, kitchen and customer WCs.

Basement

The basement is arranged as a beer cellar with a number of store rooms, an office and the staff room. A barrel drop is accessed from Fulham Road.

Second Floor

The second floor comprises a further trading area with a bar, customer WCs, an additional bar area which is currently being used for storage purposes and an external beer terrace.

Third Floor

The third floor provides an expansive roof terrace with customer seating.

Trading Areas

Ground	3,128 sq ft
Basement	1,787 sq ft
First	2,478 sq ft
Second	1,735 sq ft
Third	94 sq ft
Total GIA	9,222 sq ft

Ground Floor Terrace	452 sq ft
Second Floor Terrace	560 sq ft
Third Floor Terrace	976 sq ft
Total	11,210 sq ft

Tenure

Leasehold.

Term

A new lease for a term of 20 years.

Rent

Rental offers in excess of £300,000 are being sought.

Use

The premises shall be used as a Public House within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

Premises Licence

There is a premises licence in place allowing for the sale of alcohol at the following times:

Monday to Sunday (Ground Floor)	10:00 am to 01:00 am
Monday to Sunday (First Floor)	10:00 am to 02:00 am

**Business Rates**

The property is listed in the VOA business rates list as having a rateable value of £160,000 as at 1 April 2026.

Planning

The building is listed locally as a building of merit and falls within the Waltham Green Conservation Area.

EPC

Is available on request. Rating D.

Legal Costs and VAT

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Contacts

Viewings strictly by prior appointment with sole agents
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