



## 80 The Broadway, Wimbledon, London, SW19 1RH

### Location

The premises are located on Wimbledon Broadway, which is one of the main retail and leisure pitches in the area. The restaurant is opposite The New Wimbledon Theatre and close to the Centre Court Shopping Centre, Odeon Cinemas and Wimbledon Underground and Overground Stations. Local operators include Five Guys, Nandos, GBK, Dirty Burger, Pizza Express and numerous other independent and corporate operators, as well as a number of retailers. For a better understanding of the location please review [Google Street View](#)

### Description

The premises occupy the whole building of an attractive corner unit on the junction of The Broadway and King's Road. The ground floor provides a fitted bar and kitchen with approximately 70 covers. The first-floor benefits from storage areas, staff rooms, toilet facilities, a further dining area and an attractive terrace for up to 50 covers. We understand the gross approximate internal areas to be as follows:

Ground Floor	222 sq m	2,390 sq ft
First Floor	179 sq m	1,925 sq ft
First Floor Terrace	29 sq m	312 sq ft
Second Floor	45 sq m	488 sq ft
Total	475 sq m	5,113 sq ft

### Terms

A new lease is available for a term to be agreed, subject to vacant possession. Rent on application.

### Planning/Licensing

The premises benefits from A3 planning allowing for restaurant use.

There is a premises licence in place allowing alcohol to be served with food. Details are as follows:

Monday to Saturday	10.00am – 00.00am
Sunday	10.00am – 23.30pm

### Further Details

An EPC has been commissioned and can be arranged upon request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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**Rob Meadows**  
Executive Director  
0207 299 0738  
rmeadows@dcl.co.uk

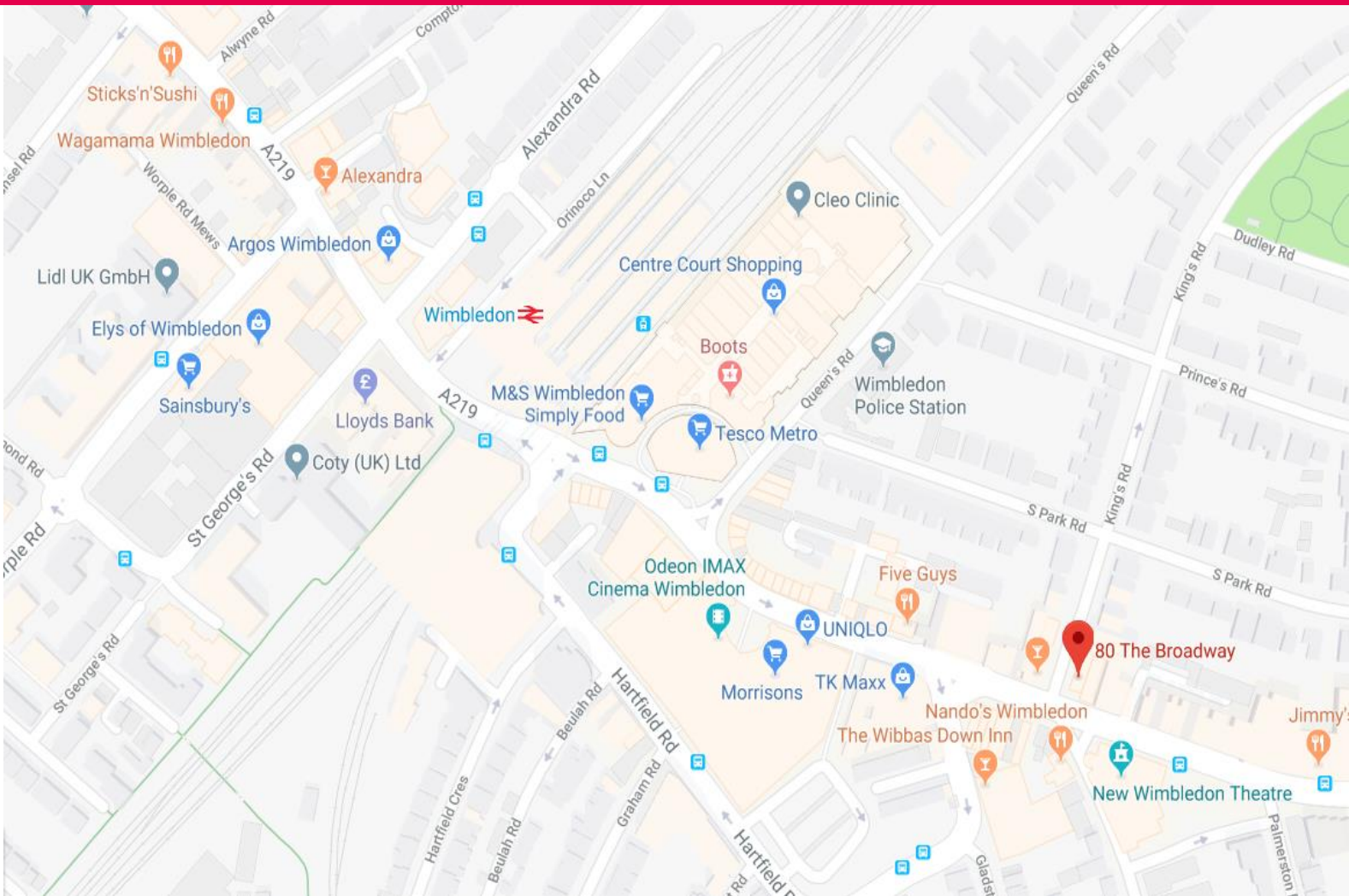
**Louie Gazdar**  
Agent  
0207 299 0745  
lgazdar@dcl.co.uk



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TO LET – WIMBLEDON, SW19

ATTRACTIVE CORNER RESTAURANT WITH EXTERNAL TERRACE



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