



97-101 The Broadway, Mill Hill, London NW7 3TG

Location

The premises are located on The Broadway in Mill Hill, nearby to the station (Thameslink). Mill Hill is an affluent Northwest London Suburb that has seen significant residential development in recent years, including Millbrook Park, which provides over 2,200 new homes and Ridgeway Views by Barratt Homes, which consists of 460 new homes. The Broadway is the main retail and restaurant pitch in the town with numerous independent and corporate operators in the vicinity. Nearby operators include Gails, Pizza Express, Kiyoto Sushi, Bank, Bluebellies of Portobello, El Vaquero and The Good Earth. For a better understanding of the location please review: [Google Street View](#)

Description

The premises occupy an attractive quadruple fronted property and are fully fitted. The premises are arranged over ground floor only and benefits from a substantial outside seating area.

The approximate gross internal areas are as follows;

Ground Floor	4,150 sq ft	385.5 sq m
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Lease

The property is available by way of a new lease for terms to be agreed.

Rent

Rental offers in excess of £80,000 per annum exclusive.

Planning

The premises benefit from E Class Use.

Licencing

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

Monday to Thursday	10.00am to 12.00am
Friday to Saturday	10.00am to 01.00am
Sunday	11.00am to 12.00am

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
Davis Coffey Lyons: dcl.co.uk

Louie Gazdar
Associate Director
0207 299 0745
lgazdar@dcl.co.uk

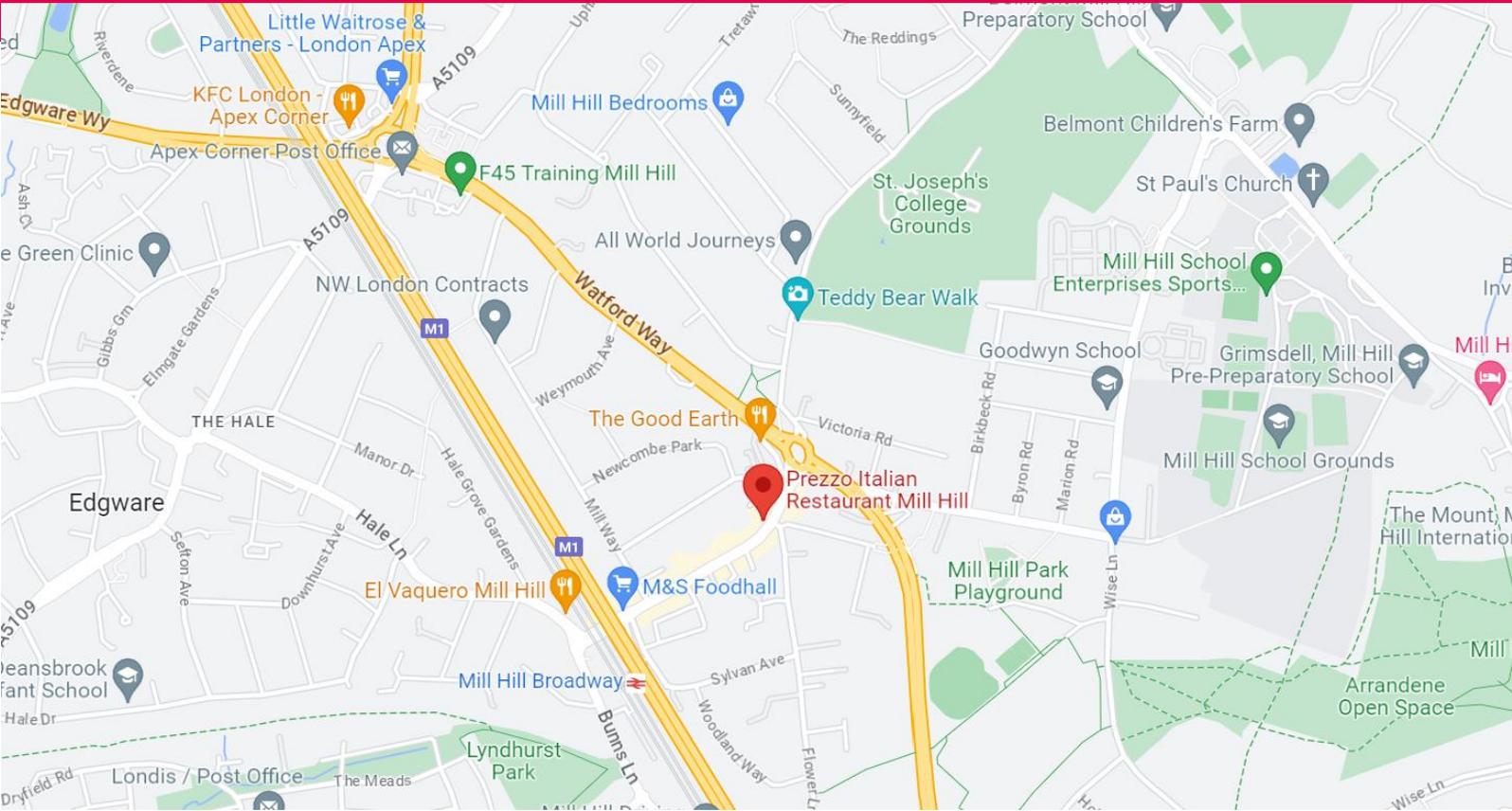
Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



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NEW LEASE – THE BROADWAY, MILL HILL, NW7

FULLY FITTED 4,150 SQ FT RESTAURANT WITH OUTSIDE SEATING



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