

64 COVER RESTAURANT FILMWORKS EALING



BUTCHIES, 14 BOND ST, EALING, LONDON W5 5AA

- Prime restaurant in Filmworks development Ealing
- 70 covers - 1,400 sq. ft on ground
- Corner property in prime location – high footfall
- Leasehold expires 2037 – rent £46,515 pa
- Fully fitted to extremely high standard

STAFF UNAWARE – EXTREMELY CONFIDENTIAL

Lease available for assignment together with all fixtures and fittings –
Restaurant name and branding excluded

LONL696

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Location

Ealing is an affluent southwest London suburb, known for its leafy streets, abundant parks, and pleasant green spaces. The population of Ealing is approximately 367,100 comprising a diverse ethnic and cultural mix.

Ealing Broadway Station serves both national rail and the tube network including Elizabeth, Central and District lines which provide frequent services into central London taking approximately 25 minutes by Tube to Oxford Street. National rail has frequent trains to London Paddington and beyond towards Slough, Reading and Oxford. A broad network of bus routes serve Ealing Broadway and surrounding areas, offering robust connectivity across the borough and beyond. Ealing enjoys easy access to several key roads and major Motorways including; M4, M40, M1, M3, M25 along with the A40.

The premises are a short walk from Ealing Broadway Station and fronts Bond Street / New Broadway and forms part of Filmworks which is a mixed use development by St George which was completed in 2021. The development comprises, an 8-screen Picturehouse cinema around a central piazza lined with a number of restaurants and shops, together with 200+ residential apartments above the commercial units. Local restaurants include Nando's, Pizza Express, Wagamama, Franco Manca, Vapiano and Turtle Bay.

[Link to YouTube video - Introducing Filmworks](#)

[Link to Street View](#)

Description

<https://butchies.co.uk/>

The fried chicken restaurant forms part of a chain of 7 restaurants in London and comprises a corner ground floor property providing some 50 covers with 20 additional external covers to the front.

Accommodation

Ground floor: 64 internal dining covers, DDA WC, ladies and gent's customer toilets, staff room, store and an extensive open theatre kitchen with mechanical extraction.

FLOOR AREA (not measured but derived from VOA floor area below)

Ground Floor (Gross Internal Area) 1,400 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Held leasehold for a term of 15 years from 16th March 2022 at a rent the higher of £46,515 per annum. The rent being subject to review 16th March 2027 and 16th March 2032 every 5th year thereafter.

User: The premise may be used for Class E restaurant purposes of the Town and Country Planning (Use Classes) Order 1987. Not to be used as a fast food restaurant / for takeaway food.

The tenant is required to pay a fair proportion of the service charge, covering maintenance and services for the building.

Assignment of whole permitted with landlord's consent (not to be unreasonably withheld). Underletting of the whole is also permitted with consent, but underletting of part is prohibited. Landlord right of pre-emption on assignment. Break

Clause: tenant only break option on 16th March 2032 upon serving of 6 months' prior written notice. The lease is contracted out, the tenant has no automatic right to renew at the end of the term Landlord & Tenant Act 1954.

Premises Licence

Sale by retail of alcohol between Monday – Sunday: 12:00 – 22:00.

Conditions for Alcohol Service: The premises must operate as a restaurant. Alcohol can only be served ancillary to food. Customers cannot remain in the external seating area beyond 22:00.

Rating Assessment

Restaurant and premises - £36,250 wef 1st April 2023.

EPC

Available upon request.

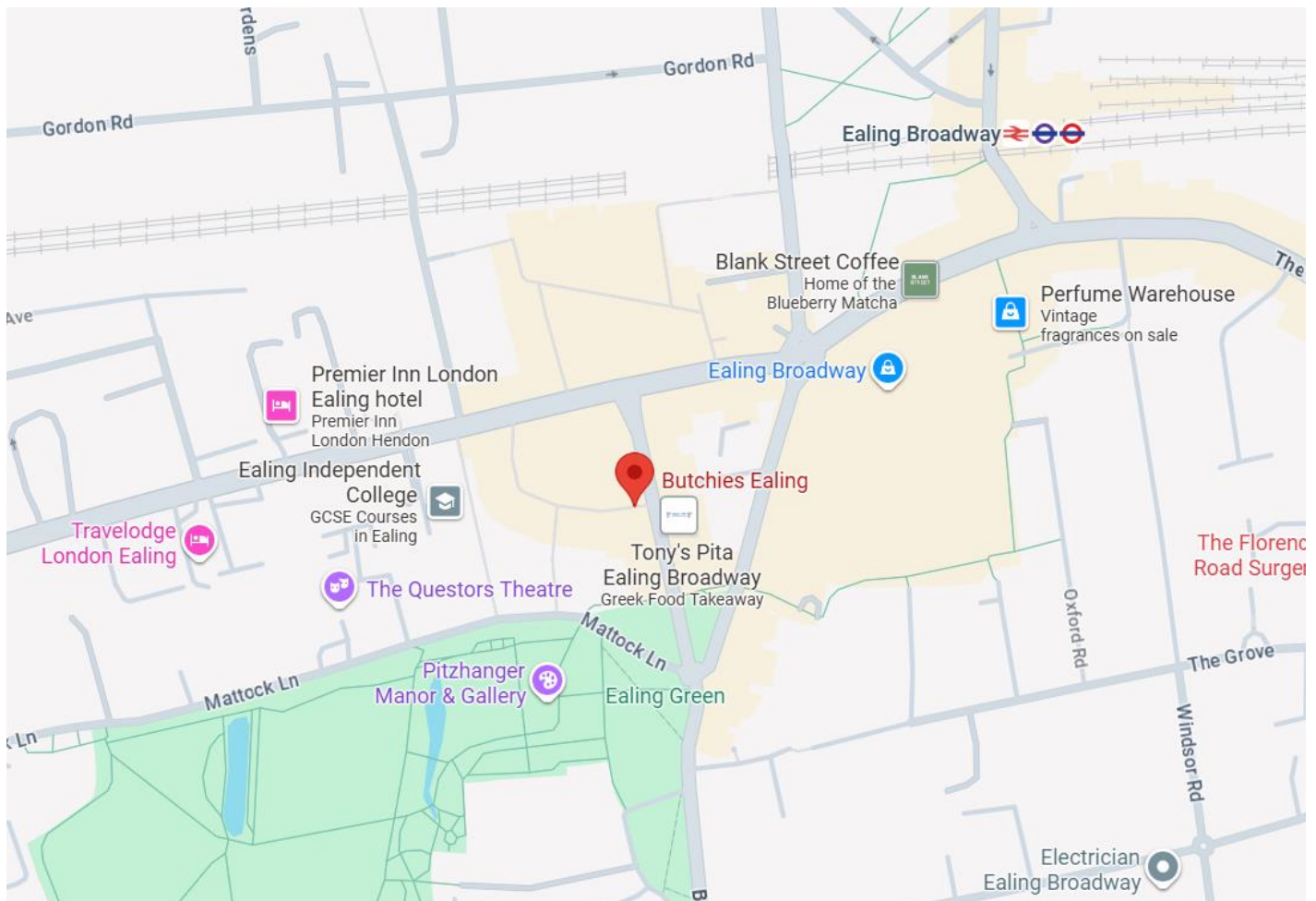
Exclusions

Excluded from the sale would be the brand name and anything uniquely associated with the brand, stock, smallwares, tills, computers, leased items if any, and personal effects of the staff.

Viewings

For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location Map - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Floor Plan



Restaurant floor areas

Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor retail zone a	28.89	£600.00	£17,334
Ground floor retail zone c	12.48	£150.00	£1,872
Ground floor office	2.58	£75.00	£194
Ground floor retail zone b	49.15	£300.00	£14,745
Ground floor mess/staff room	4.72	£75.00	£354
Ground floor internal storage	4.33	£75.00	£325
Ground floor public toilets	16.79	£60.00	£1,007
Total	118.94		£35,831

Additional details

Description	Area m ² /unit	£ per m ² /unit	Value ?
Air conditioning system	90.52	£7.00	£634
Total			£634

Valuation

Total value	£36,465
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