

**136 COVER BAR RESTAURANT NEW BROADWAY EALING - TO LET****LAS IGUANAS, 28-30 NEW BROADWAY, LONDON, W5 2XA**

- 136 covers on ground floor with double shop front
- Prominent situation and 18 external covers – 1:00am pub premises licence
- 5,900 sq ft over mainly ground floor
- Fitted out to high standard – business shortly to close
- To let on new lease – Nil premium for fixtures and fittings

TO LET – GUIDE RENT £165,000 per annum SUBJECT TO CONTRACT & VACANT POSSESSION

LONL639

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## LOCATION

Ealing is a major metropolitan centre in West London some 7.5 miles west of Charing Cross. Population 85,014 (2011 census). Ealing benefits from excellent communications with Ealing Broadway Station providing access to Great Western Main Line, Central Line, District Line and (since 2022) the Elizabeth Line. 5 other underground stations serve the area at; North Ealing, South Ealing, Hanger Lane, Northfields, Park Royal and Ealing Common. 18 bus routes go through Ealing Broadway.

The restaurant is prominently situated in the prime restaurant location on the New Broadway alongside many other restaurants including, Franco Manca, Tonkotsu and Pho. Other restaurants in Ealing include: Loungers, Popeyes, Five Guys, Turtle Bay, Pizza Express, Nando's, Wagamama, Comptoir Libanais, Brewdog, Butchies, No 17 Dickens Yard, Gail's, Itsu and many other independent operators.

[Link to Street View](#)

## DESCRIPTION

Double shop front circa 136 cover restaurant forming part of the ground floor, basement and first floors of a multi-story building. 18 external covers to the front. Empty offices above which are outside the lease demise.

## ACCOMMODATION

### FLOOR AREAS (GIA deduced from the VOA and not measured)

Ground floor	3,800 sq ft
First floor	400 sq ft
Basement	<u>1,700 sq ft</u>
Total	5,900 sq ft

NB: The floor area set out is 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

The restaurant is currently occupied by Las Iguanas who have embarked on a company restructure which will see them vacate the property at the end of June 2026. Our client holds a head lease of the entire property which includes some extra office space, currently vacant and is prepared to offer a new sublease of the restaurant premises for the balance of their lease which expires in 2034. Our client will support discussions for a new lease directly with the landlord.

## LICENSING

It has been ascertained by informal enquiry of Ealing Council that the property is Licensed to sell alcohol between the hours of 10:00am until midnight Sunday to Wednesday and 10:00am until 01:00am Thursday to Saturday.

## OPENING HOURS (according to Las Iguanas website)

Midday until 20:30 Monday to Thursday

Midday until 21:30 Friday and Saturday

Midday until 19:30 Sunday

## EXCLUSIONS

The restaurant name and anything unique to the brand, leased equipment (if any), tills and computers, stock, smallwares and personal effects of the staff.

## RATEABLE VALUE

The property is listed as a restaurant and premises and has a rateable value of £122,000 wef 1st April 2026.

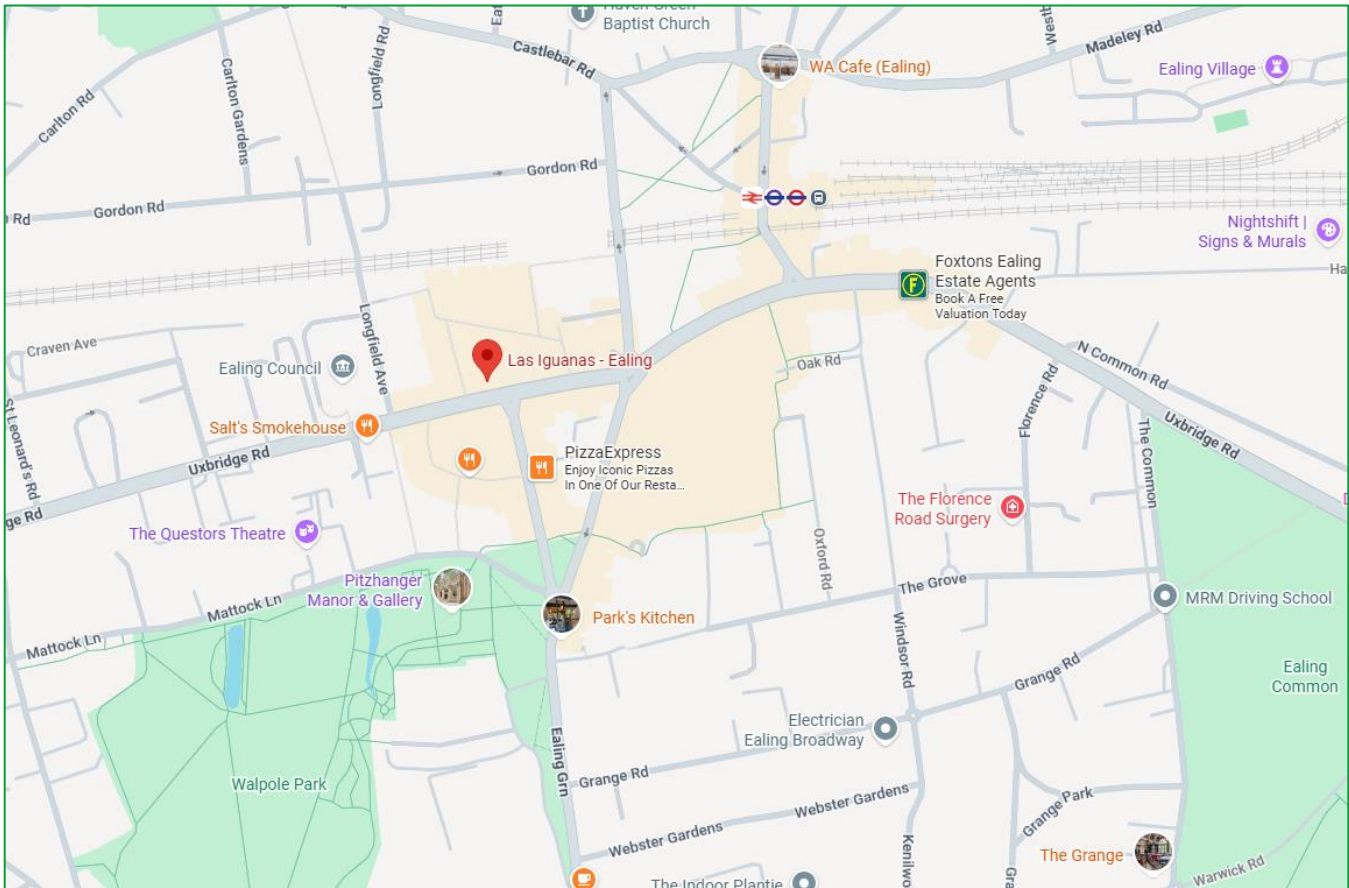
**EPC** - [Link to EPC](#)

## VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email:

[richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

**LOCATION MAP - [Link to Location Map](#)**



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

## INTERNAL PHOTOS



