



ENTIRE BUILDING FOR SALE BAR RESTAURANT AND CLUB WITH 3 SELF CONTAINED FLATS



**100 The Broadway
Wimbledon SW19 1RH**

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www.mortimersuk.com

Location: The property is positioned in a busy parade fronting the Broadway opposite the Wimbledon Theatre. It is convenient to all shops and other amenities of Wimbledon. Wimbledon Mainline and Underground Stations is a short walk.

Description: Restaurant on ground floor and mezzanine with Bar/Club in the basement. It has been recently refurbished and is finished to a very high standard ready for occupation. It is owner occupied and will be sold with vacant possession.

The flats are separately accessed from the rear of the property and have also been finished to a good standard. They comprise as follows:

2 bed flat let on AST at £19,200 pa (£1,600 pcm)
4 bed flat let on AST at £24,000 pa (£2000 pcm)
5 bed flat let on AST at £30,000 pa (£2,500 pcm)

Accommodation:	Ground Floor (Restaurant)	156.4 m ² (1,683 sq ft)
	Front mezzanine (dining area)	24.4 m ² (262 sq ft)
	Rear mezzanine (dining area)	68.5 m ² (737 sq ft)
	First Floor (Kitchen)	71.3 m ² (767 sq ft)
	Basement (Bar/Club)	137.2 m ² (1,476 sq ft)
	TOTAL	457.8 m² 4,925 sq ft

Floor plans available upon request.

Price: £2.95m subject to contract with vacant possession of the restaurant/bar/nightclub and to include the benefit of the income from the AST's, which is currently £73,200 pa.

VAT: To be confirmed

Business Rates:	Rateable value	£70,500
	Rates Payable (2011/12)	£30,526.50

Interested parties should make their own enquiries to the London Borough of Merton to verify this information.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through joint sole agents:
Mortimers 020 7198 8363 (Justin Mortimer)
Houston Lawrence 020 7924 4476 (Chris Jago)