

**1 The Broadway
White Hart Lane
Barnes
SW13 0NY**



1,159 Sq. ft (107.7 Sq. m) approx.

**RESTAURANT LEASE
FOR SALE**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

The property is located in the highly regarded village of Little Chelsea, Barnes. 1 The Broadway, White Hart Lane enjoys a prominent corner position in one of southwest London's most desirable and affluent residential areas. The unit benefits from strong footfall, thanks to its close proximity to popular independent shops, cafes, restaurants and Sainsburys. The River Thames is a 2-minute walk.

Barnes Bridge Railway Station is a short walk giving easy access to central London. Numerous bus routes serve the area. White Hart Lane adjoins the A3003, giving access to the A316 which in turn gives access to central London to the East and the M3 to the West.

Description

The unit is currently being run as an Italian restaurant. An extensive array of equipment, fixtures and fittings will be included in the premium.

Amenities:

- Corner unit
- Fully fitted kitchen
- Two WCs
- Pendant and wall lights
- Timber floor
- Fully furnished restaurant area
- External seating
- A variety of equipment is available

Accommodation:

Floor	Sq. Ft	Sq. M
Basement	366	34.0
Ground	793	73.7
Total	1,159	107.7



Terms:

The building is available on an existing full repairing and insuring lease for a term of 25 with 20 years remaining subject to 5 yearly upward only rent reviews, at a passing rent of £25,000 per annum exclusive.

Rent:

£25,000 per annum exclusive.

Premium:

Upon application.

Business Rates:

The unit has a rateable value of £25,750 giving rates payable of £12,849.25. This will rise from 1st April 2026 to £27,250, which gives rates payable of £13,597.75. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

VAT:

The property is VAT elected.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:**Michael Rogers LLP**

Niall Christian 020 8332 4591

niall.christian@michaelrogers.co.uk

Joshua Thompson 07599 107005

joshua.thompson@michaelrogers.co.uk

Subject to Contract

January 2026

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS