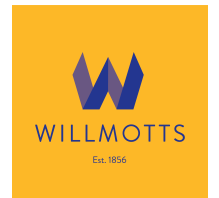




RETAIL UNIT ON A BUSY LOCAL HIGH STREET
TO LET £45,000 PER ANNUM
274 NORTH END ROAD, LONDON, SW6 1NJ





- APPROX. 834 SQ. FT. (77.47 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.4 MILES FROM FULHAM BROADWAY UNDERGROUND STATION (DISTRICT LINE)
- CLASS E - VARIOUS USES CONSIDERED

Location

The property occupies a prominent position in the heart of Fulham, one of southwest London's most dynamic and sought-after commercial districts. The property sits along North End Road, a well-established and busy thoroughfare known for its bustling street market, diverse mix of independent retailers, and national high street brands. The area surrounding the property is home to a diverse mix of retailers and amenities, including Boots, Savers, Tesco Express, Greggs, Iceland, and Independent cafés, takeaways, salons, and convenience stores.

The property is exceptionally well-connected by public transport with Fulham Broadway Station (District Line) approx. 5 minute's walk and West Brompton Station (Overground & Southern Rail) approx. 10 minute's walk. Multiple bus routes also operate along North End Road, connecting to Hammersmith, Chelsea, Earl's Court, and central London.

Description

The unit is arranged over ground floor only which is currently occupied by London Plus Credit Union who we understand will be leaving in September. The unit is divided into private rooms and rear offices. There is also a WC and kitchenette facilities to the rear. The unit also benefits from an emergency exit to the side.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy performance certificate has rating of C (60) for the premises. A copy of the EPC is available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £50,500; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq. M.	Sq. Ft.
Ground Floor	77.47	834
Total	77.47	834

Rent

£45,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Local Authority

London Borough of Hammersmith & Fulham.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

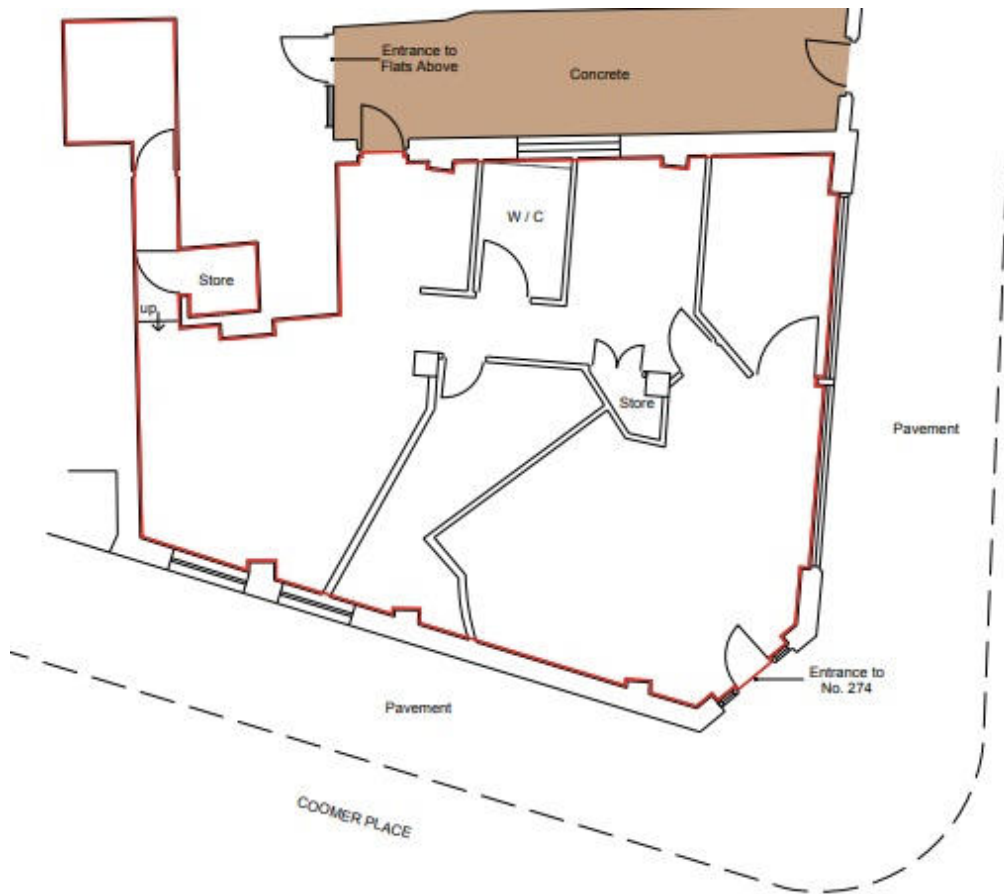
Important Notice

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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

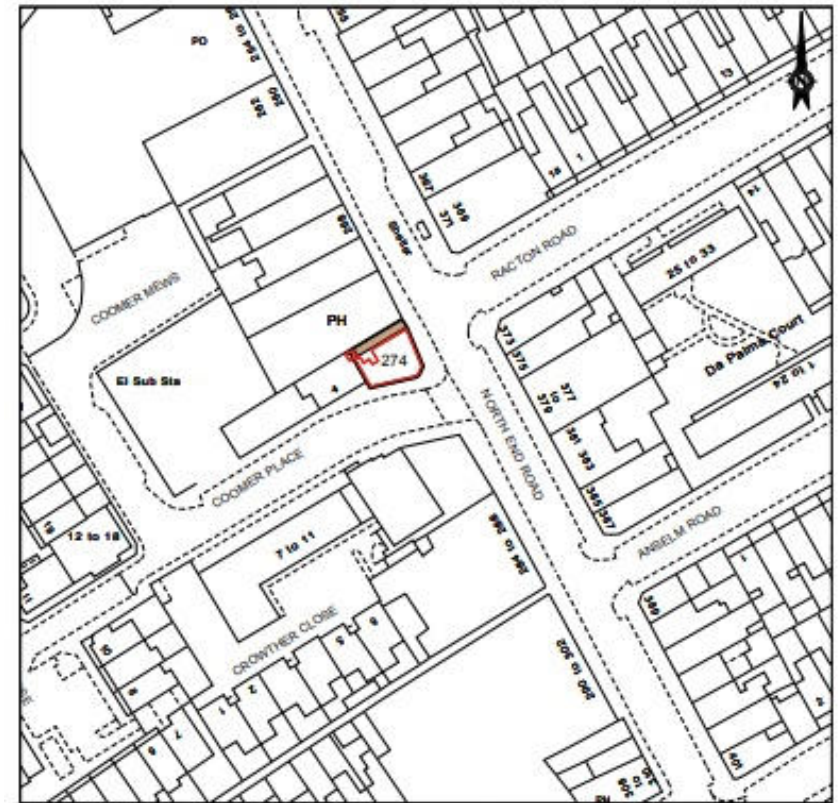


RICS

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property
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worldwide



NORTH END ROAD



LOCATION PLAN

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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