



RETAIL UNIT LOCATED WITHIN BUSY LOCATION
TO LET £35,000 PER ANNUM
303 NORTH END ROAD, LONDON, W14 9NS





- APPROX. 1,387 SQ.FT (128.85 SQ.M) OVER GROUND AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- CLASS E - VARIOUS USES CONSIDERED

Location

The premises is located in a highly visible location close to the junction with North End Road and Lillie Road, this versatile ground and basement commercial unit offers exceptional exposure on one of Fulham's busiest thoroughfares. The area surrounding the property is home to a diverse mix of retailers and amenities, including Super Drugs, Paddy Power, Lidl, Layland Iceland, and many more.

The unit is also within a short walk away from both Fulham Broadway (District Line), West Kensington (District Line) and West Brompton (District & Southern Rail) stations.

Description

The property is arranged over ground and basement floors. The ground floor presented provides high levels of natural light protruding through the fully glazed façade and basement floors providing WC, kitchenette facilities.

User

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

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA web-site that the property has a Rateable Value of £18,250; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	52.21	562
Basement	65.5	705
Basement Storage	11.15	120
Total	128.86	1,387

Rent

£35,000 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.

Service Charge

We believe 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

We believe 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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