

Prime Location

FULHAM

413 North End Road

Alternative uses available STP

Location

The property is situated on a prime trading position on North End Road in a high footfall location opposite Boots Chemist and adjacent to Greggs. National retailers located nearby include Sports Direct, Poundland, Iceland, Savers and McDonalds.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground, basement, first and second floors comprising the following approximate dimensions and net internal floor areas:

Gross Frontage	19 ft 2 in	5.85 m
Net Frontage	16 ft 7 in	5.09 m
Internal Width	18 ft 0 in	5.48 m
Shop Depth	60 ft 0 in	18.28 m
Ground Floor Sales	1,030 sq ft	95.7 sq m
Basement Area	339 sq ft	31.5 sq m
First Floor	389 sq ft	36.1 sq m
Second Floor	240 sq ft	22.3 sq m

*alternative configurations available

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews at a commencing rent of £40,000 per annum exclusive of rates, service charge and VAT.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£39,250
UBR (2020/2021)	£0.499
Rates Payable	£19,586

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and a copy can be provided upon request.

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Prime⁺ Retail

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Misrepresentation Act 1967
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