



London SW6 421 NORTH END ROAD

FULHAM

Location

The property occupies a prominent trading position on the eastern side of North End Road, close to Fulham Broadway Underground Station.

Nearby occupiers include **Lloyds Bank, Sport Direct, Ryman, Savers, KFC and Greggs.**

Accommodation

The unit is arranged over ground and lower ground floors with the following approximate net internal areas:

Ground Floor	1,659 sq ft	154.1 sq m
Lower Ground	1,426 sq ft	132.5 sq m
Total	3,121 sq ft	286.6 sq m

Tenure

The property is available by way of an assignment of an existing lease expiring on 9th March 2027.

The lease is contracted **outside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

Passing Rent

£70,800 pax.

Business Rates

Full Rates Payable (21/22) – £32,768 per annum

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

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

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

Peter Flint

+44 7820 999192
peter.flint@colliers.com

Ellie Grimes

+44 7936 338757
ellie.grimes@colliers.com



