

London, SW6
453 North End Road, Fulham

A3 UNIT TO LET

- **New lease available**
- **Subject to vacant possession**

CONFIDENTIAL - STAFF UNAWARE

Location

The property is located on the East side of North End Road close to its junction with Fulham Road and a short walk from Fulham Broadway tube station.

The subject property is adjacent to **Holland & Barrett** and opposite **Waitrose**. Other nearby operators include **Caffe Nero**, **Evans Cycles**, **Rodizo Rico** and **Marks & Spencer Simply Food**.

Description

The property is arranged over ground floor and basement and has the following approximate dimensions and net internal floor areas:

Ground floor sales:	526 sq ft	(48.87 sq m)
Basement ancillary:	436 sq ft	(40.50 sq m)

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£25,000 per annum exclusive.

Premium

Offers are invited.



Rates

We have been verbally informed that the premises are valued for rating purposes as follows

Rateable Value	£19,500
UBR 2012/13	45.8p
Rates Payable 2010/11	£8,931

Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.

Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

Legal costs

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

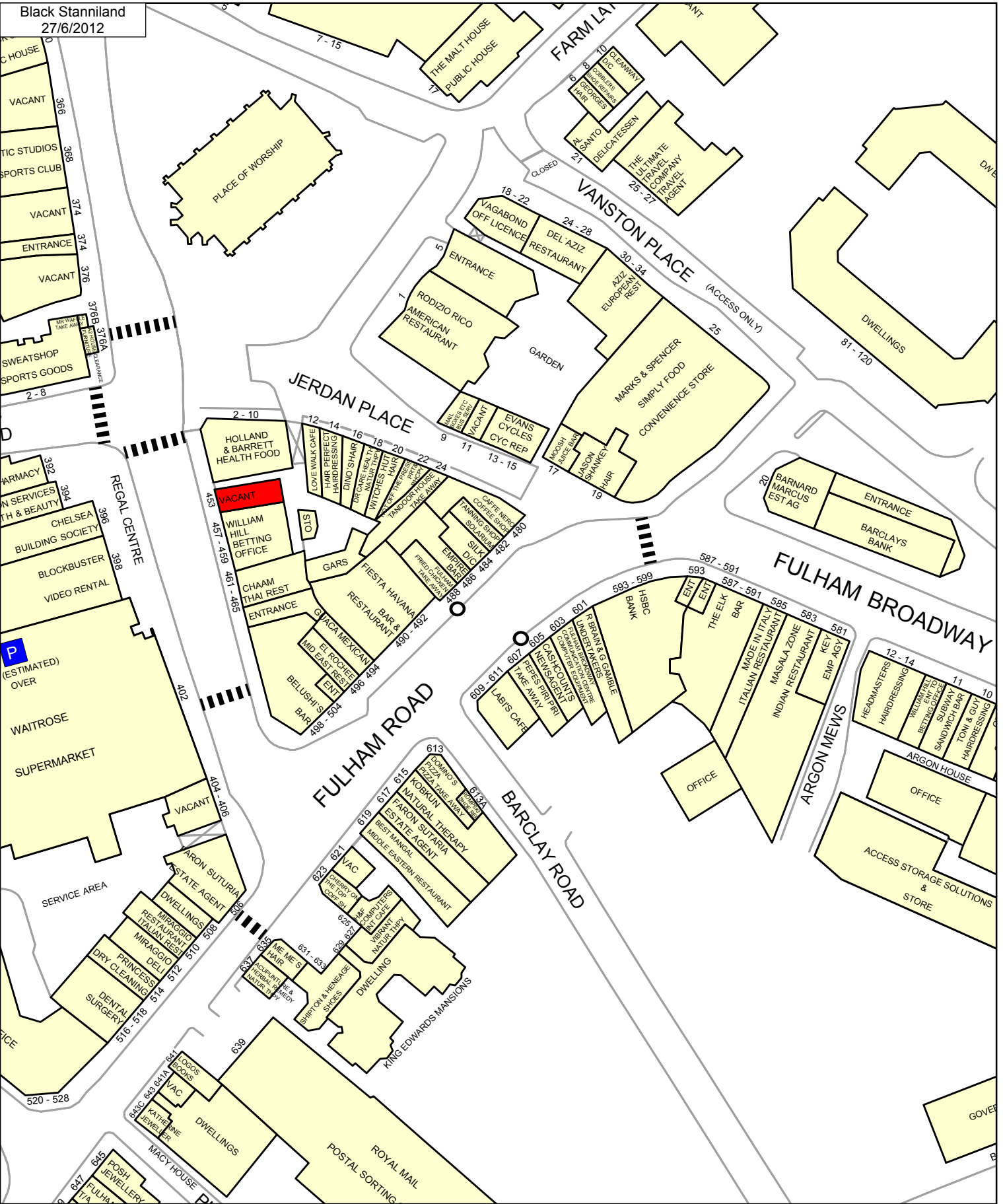
Viewing

For further information or to arrange a viewing please contact:

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