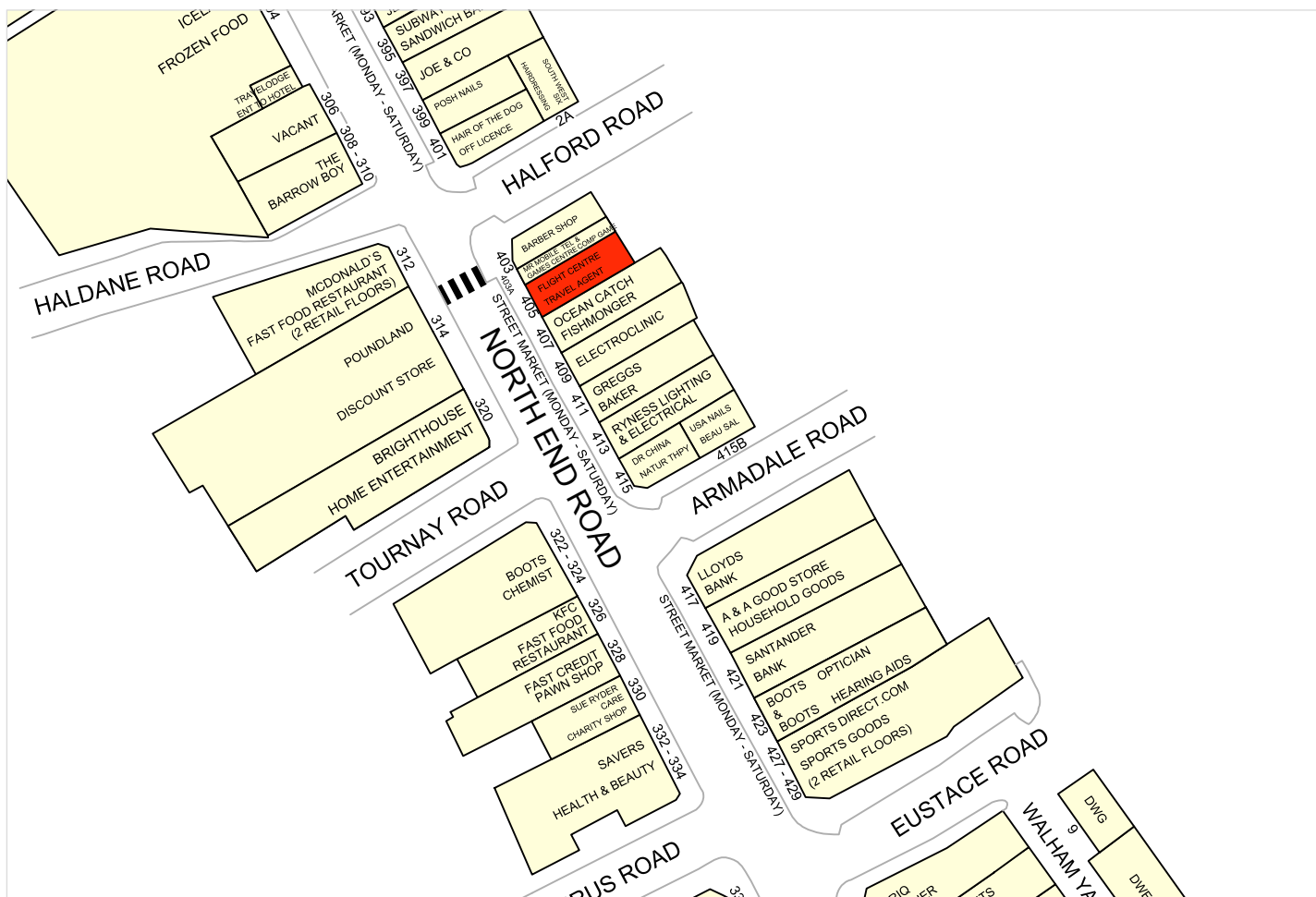

FULHAM

405 NORTH END ROAD

SW6



A1 SHOP LEASE AVAILABLE



LOCATION

The shop premises are located on North End Road in Fulham. North End Road links Kensington Olympia in the north to Fulham Broadway in the south. The premises are located on the eastern side of North End Road between Halford Road and Armadale Road. Retailers trading nearby include Iceland, Poundland, McDonalds, Sportsdirect, Greggs, Brighthouse, Boots and Ryness amongst others. The street is well known for the busy North End Road street market.

ACCOMODATION

The premises are arranged over ground and basement levels providing the following approximate dimensions and net internal floor areas:

IW max	17ft 11 ins	5.46m
Shopping depth	57 ft 1 ins	17.40m
Ground floor	970 sq ft	90.12 sq m
Basement	475 sq ft	44.13 sq m

Floor plans are available on request.

LEASE TERM

This existing FRI lease which is contracted within the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II is set to expire on 16 March 2020.

RENT PASSING

The current rent passing is £40,300 per annum exclusive.

CONSIDERATION

Offers are invited for this leasehold interest.

RATES

The Local Authority has verbally advised us the property is currently assessed as follows:

Rateable Value	£36,000
UBR 2018/19	49.3p
Rates Payable (estimate)	£17,748 pa

Interested parties are advised to verify the above figures for themselves with the local authority.

EPC

An EPC can be made available on request.

VIEWING

Please note the onsite Staff are unaware of the potential disposal so all viewings are strictly by prior appointment through the solely retained agents:

Nick Furlong
020 7183 0584
nf@bcetail.co.uk

Fergus Emmerson
020 7183 0588
fe@bcetail.co.uk



3rd Floor, 16 Ingestre Place
London W1F 0JJ

www.bcetail.co.uk

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property.

SUBJECT TO CONTRACT