

PRIME RETAIL UNIT TO LET

FULHAM
423 NORTH END ROAD, SW6 1NY

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford - WD17 1HZ

01923 210810
www.brasierfreeth.com



ON THE INSTRUCTIONS OF



LOCATION

The property is prominently positioned within the prime stretch of North End Road, close to the junction with Vanston Place and Fulham Broadway. Fulham Broadway Underground Station (District Line) is located a short walk away.

Nearby multiple occupiers include **Costa, Savers, Sports Direct, Boots, Sainsbury's** and **Rymans**.

DESCRIPTION

Arranged over ground and basement.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

| | | |
|-----------------------|--------------|-------------|
| Internal Width | 6.10 m (max) | 20 ft |
| Built Depth | 27.20 m | 89 ft 3 ins |
| Retail Depth | 19.90 m | 65 ft 3 ins |
| Ground Floor | 178.00 sq m | 1,916 sq ft |
| Basement | 174.19 sq m | 1,875 sq ft |

Plans available upon request.

LEASE

A new 10/15 year full repairing and insuring lease is available, subject to 5 yearly upward only rent reviews.

RENT

£82,500 per annum exclusive plus VAT (if applicable).

EPC

EPC has been commissioned and is awaited.

RATES

We have been verbally informed by the Local Charging Authority that the premises are assessed as follows:-

| | |
|--|----------------|
| Rateable Value | £48,250 |
| Rates payable year to 31 March 2014 | £22,725 |

LEGAL COSTS

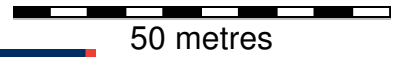
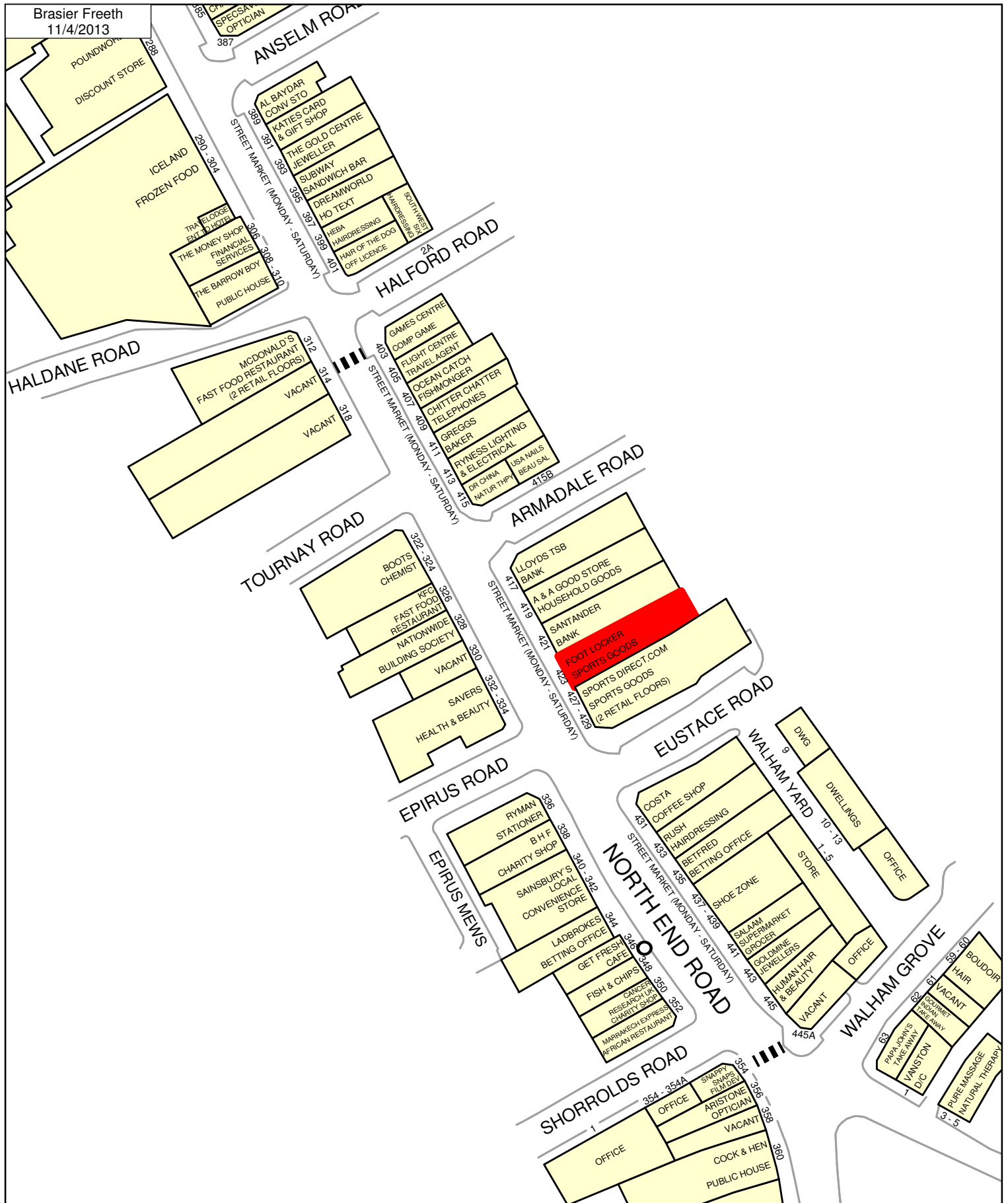
Each party are to be responsible for their own legal costs incurred in this transaction.

11500

VIEWING | Strictly by appointment through this office with:

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