

## LOCATION

West Kensington Underground station is situated in the London borough of Hammersmith and Fulham, West London on the border of Kensington & Chelsea. It is in zone 2 between Barons Court and Earls Court on the district line. It is found on the North End Road (B317), which links the A4 directly into central London, on the corner of the junction of West Cromwell and the Talgarth Road. West Kensington is a short distance to the south of Shepherd's Bush and west of Charing Cross. It is near a highly built up residential areas as well as numerous pubs and bars in the area. Olympia Exhibition Centre and Queen's Tennis Club are within walking distance. Footfall at West Kensington Station in 2017 was 4.51 million.



## SITUATION

The subject unit is situated on North End Road within close proximity to the station. The unit is a ground floor lock up shop, with a glass frontage and a roller shutter for security. The unit is, currently, still occupied by the tenant and will need to be stripped out. At the back of the unit there is a shared toilet with the unit next door which is connected via an external corridor.

## LEASE

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling landlord break.

## RENT

Rent payable to be in excess of **£11,500 per annum** net of VAT and will be exclusive of rates and service charge.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

An EPC has been requested from the landlord and will be provided in due course.

## OFFERS

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **5<sup>th</sup> July 2019**. Deadline for viewings is **28<sup>th</sup> June 2019**

### Accommodation

Ground Floor 129.4 sq.ft 11.98 sq.m

### Business Rates

Rateable Value (2017) £6,700

Rates Payable (2019/2020) £3,289

Interested parties are advised to check with the local council with regard to business rates.

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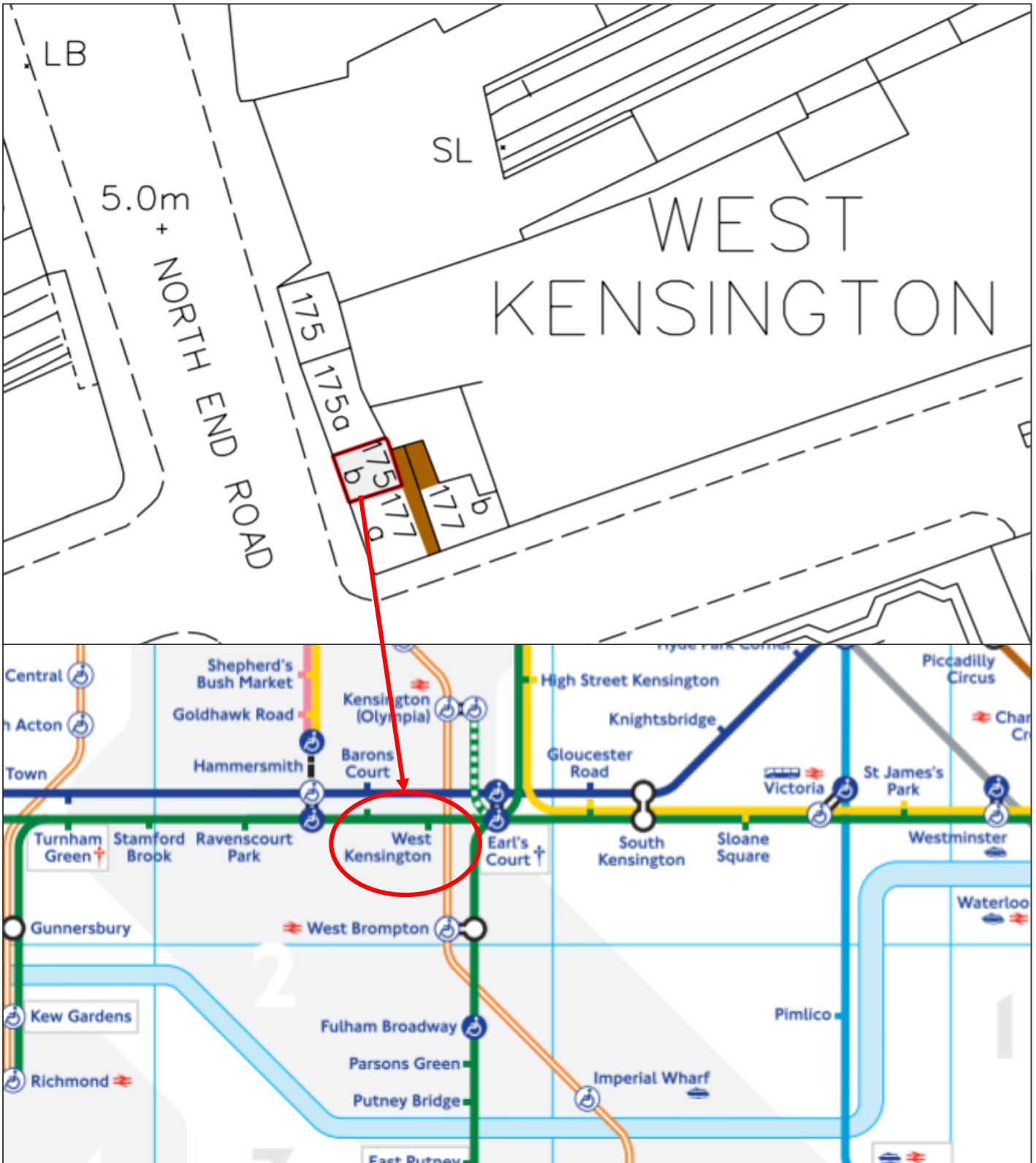
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