



Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP & PREMISES**  
**304 NORTH END ROAD**  
**FULHAM**  
**LONDON, SW6 1NQ**



- **PRIME TRADING LOCATION**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

**SITUATION/LOCATION**

Fulham is a vibrant and densely populated London Suburb. Northend Road stretches from Kensington Olympia in the North to Fulham Broadway in the South.

The Suburb is well served by Local Transport with North End Road offering extensive Retailing Provisions and is also well known for the popular and busy North End Road Street Market (Monday to Saturday).

The Property is Located in a Prime Trading Position within North End Road benefiting from High Pedestrian Traffic with adjoining and nearby Retailers including Iceland, Specsavers, MacDonalDs, Poundland, Subway, etc. See Plan Over.

**DESCRIPTION/ACCOMMODATION**

The Property comprises a Ground Floor Lock-up forming part of a Multi-Storey Terraced Block.

Fully Fitted Out, the Ground Floor Sales Area has a Modern Shop Front, Plastered / Lined Walls, Lighting Throughout – Ready to Trade.

Gross Frontage	23'
Internal Width	17' 3" (Widening to Rear)
Ground Floor NIA	1,092 sq ft
WC Accommodation	

**TENURE / RENTAL**

The Premises are held by way of an Existing FR&I Lease for a Term Expiring 28<sup>th</sup> March 2022 at a Current Payable of £51,000 p.a.x, fixed to Lease Expiration.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

**RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £44,500.00 and rates payable for 2020/2021 of £22,205.50.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the Local Authority

**LEGAL COSTS**

Each Party is to be responsible for all Legal Costs associated with the transaction.

**VIEWING**

**STRICTLY BY APPOINTMENT** Viewing is Strictly through Appointment with the Sole Retained Agents Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/06/2020)

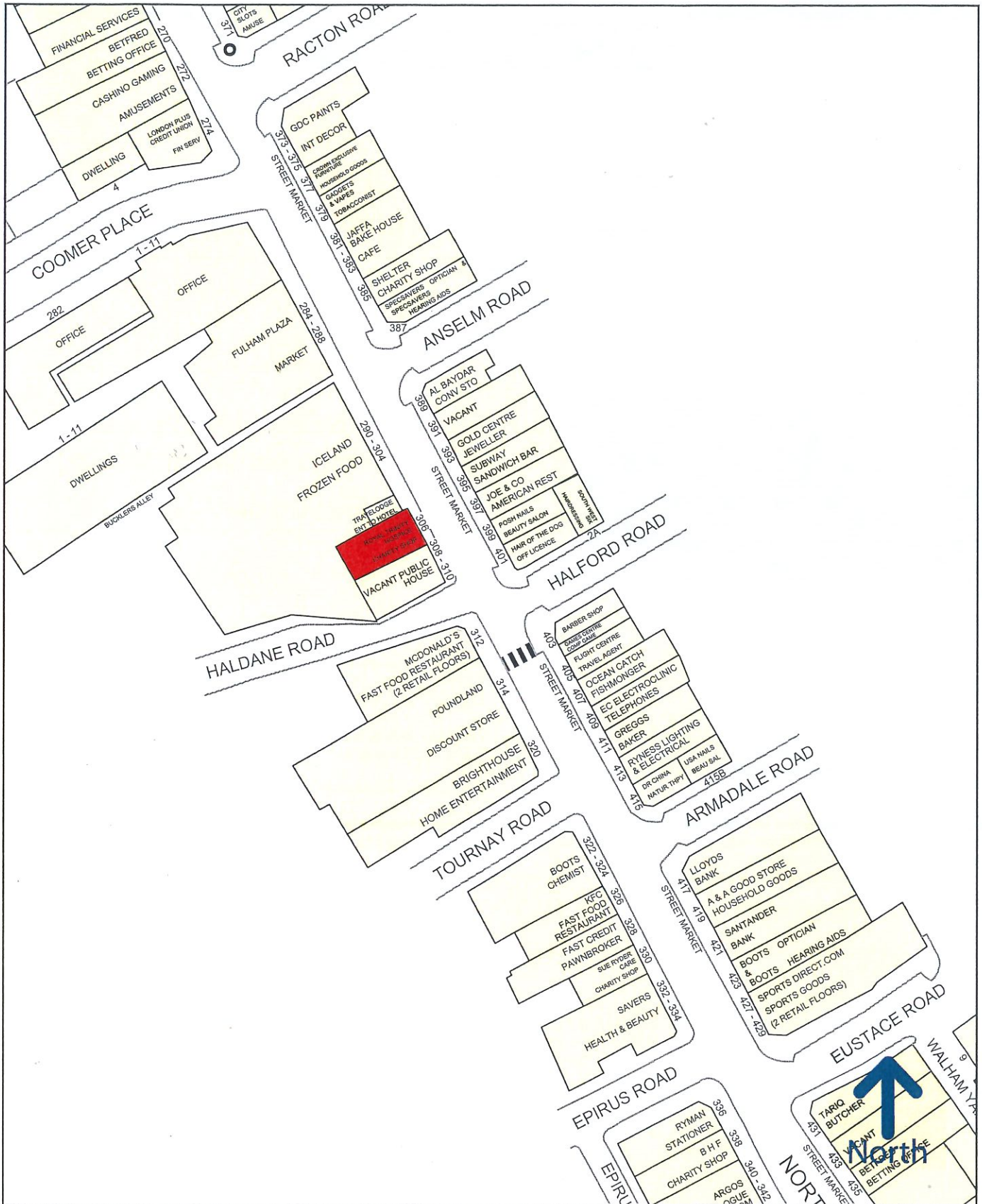
**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



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50 metres

Experian Goad Plan Created: 06/07/2020  
Created By: Picton Jones

