

Fulham - 304 North End Road - Shop To Let

- **Busy Location**
- **A1 / A2 Planning Consent**
- **Extended rent-free period available**

Location

The unit is located on a busy location on North End Road, and is directly adjacent **Iceland**. Other nearby retailers include **Poundland, McDonalds, Brighthouse** and **Poundworld**.

Size

The property is arranged over ground floor only, and comprises the following approximate dimensions and areas:

Internal Width	17 ft 3 ins	5.24 m
Ground Floor Sales	1,009 sq ft	93.7 sq m
Ground Floor Ancillary	60 sq ft	5.6 sq m

Lease

The property is held by way of an existing FRI lease, due to expire 28th March 2022, at a passing rental of £43,500 per annum exclusive. The rent review due 28th March 2017 remains outstanding, further details available on application.

Terms

Our client is prepared to offer an extended rent-free period to assign their lease, subject to status.



Business Rates

Rateable Value £44,500

Interested parties should contact the Local Authority to confirm this figure, and obtain the exact rates payable figure.

EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

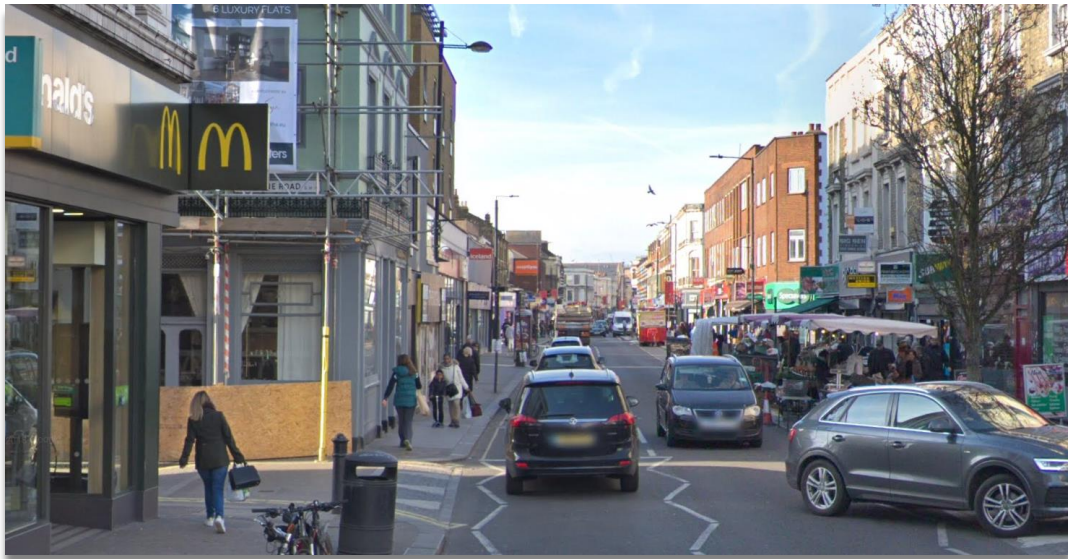
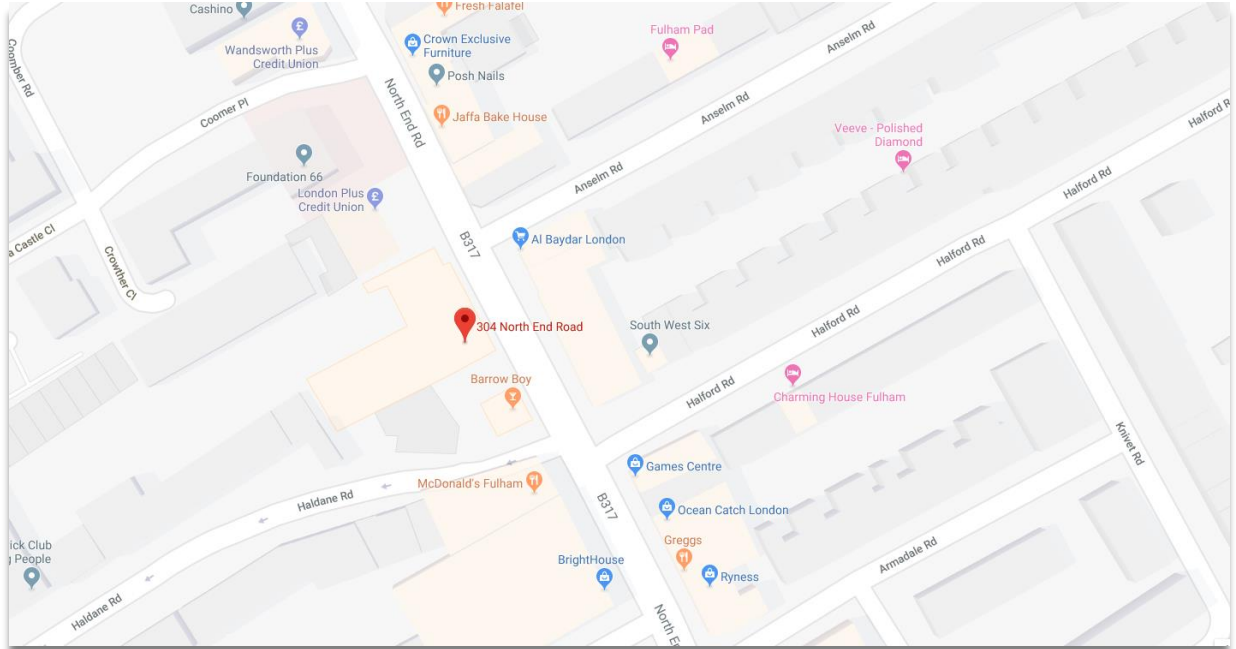
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