

## The Complete Property Service

Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 E: [sales@willmotts.com](mailto:sales@willmotts.com) W: [www.willmotts.com](http://www.willmotts.com)



# £33,000 Per Annum

North End Road, London, W14 **To Let**

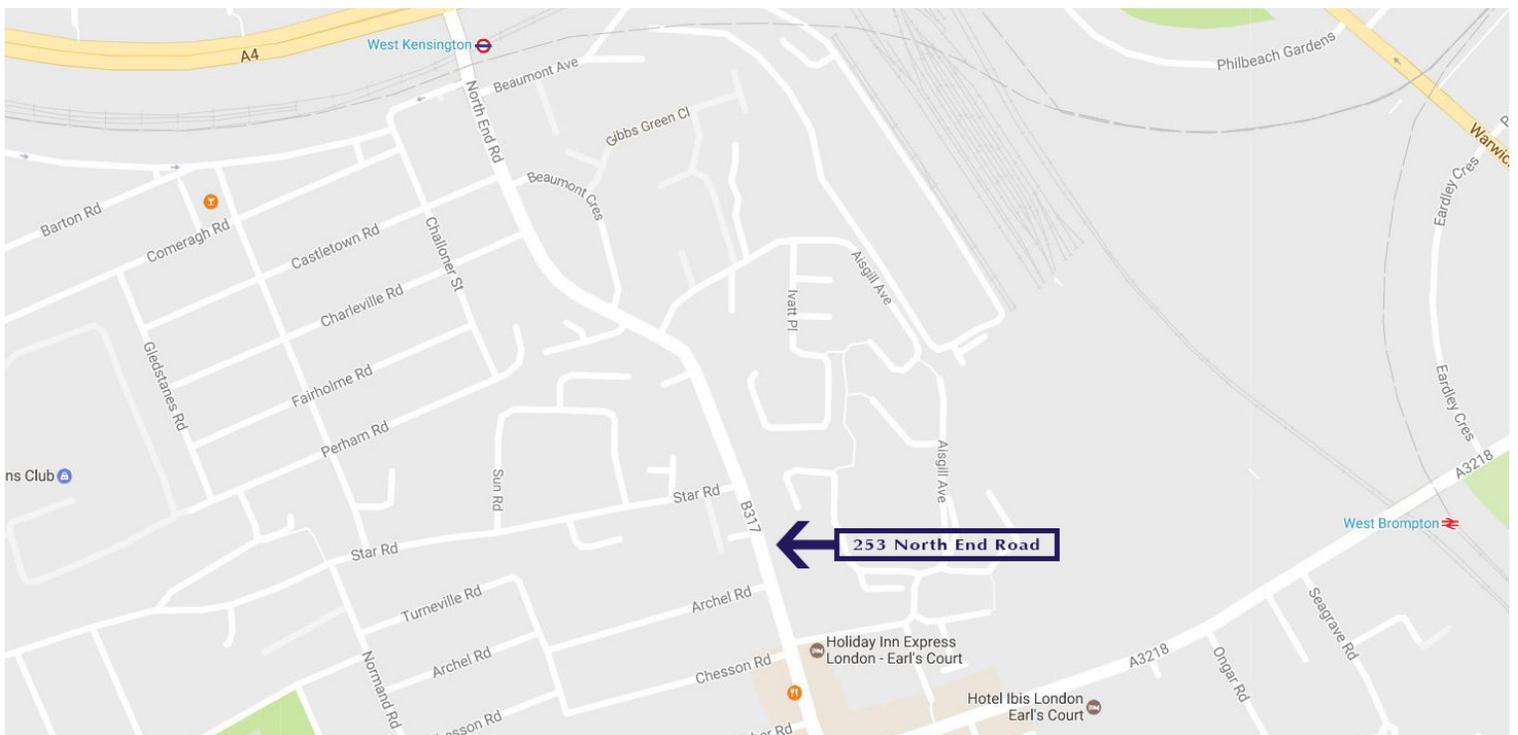
Large Shop with large frontage

Busy location offering 1,433 sq ft over two floors

Close to West Kensington Station

No premium sought





## Location:

The building is situated on the southern part of the busy North End Road, short walk away from North End Road Market and the busy A4 which is main connection route between Heathrow Airport and the West End. The nearest public transport links are West Kensington and Old Brompton underground (District line) stations and numerous bus routes pass in front of the premises.

Some of the Local traders include Holiday Inn Express, Waitrose, North End Clinic, Crepe Factory and William Hill Bookmakers.

## Description:

The unit is arranged overground and basement floors offering wide frontage to the North End Road and has a strong presence in the street offering open plan trading space.

## User:

We believe the unit fall under Class A1 & A2 use classes the Town & Country Planning (Use Class) (Amendment) Order 2005.

## Accommodation:

The property offers the following (NIA) approximate dimensions: - Floor Net Internal Floor Area:

Ground: 1,020 sq. ft. - 94.75 sq. m

Basement: 413 sq. ft. - 38.36 sq. m

Total: 1433 sq. ft. - 133.12 sq. m

## EPC:

The property have been assessed for EPC (energy performance certificate) and they each offer 119 (E) rating. Copies are available upon request from Willmotts.

## Terms:

The property is offered on a new full repairing and insuring lease for term of 5 years contracted outside the security of the Landlord & Tenant Act 1954 with rolling break in Landlord's favour after the 3rd year anniversary of the lease commencement date with no compensation payable.

## Rateable Value:

We are advised by the VOA website that unit is yet to be assessed and we recommend that any interested parties make further enquiries to London Borough of Hammersmith & Fulham on 02084783020 for further clarity.

## Legal Fees:

Each party to bear own legal costs.

## Contacts:

Varol Zafer - D: 020 8222 9946 M: 07900 224967

E: v.zafer@willmotts.com

Shahid Sadiq - D: 020 8222 9945 M: 07961 410931

E: s.sadiq@willmotts.com

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