

2-4 NORTH END ROAD LONDON W14 0SH



**SUI GENERIS (TAKEAWAY) UNIT AVAILABLE ON A NEW LEASE
DOUBLE FRONTED – PRIME POSITION
APPROX. 933 SQ. FT. (86.67 SQ M)**

TO LET

Location:

The property occupies a prominent and highly visible position on the busy North End Road, close to its junction with Hammersmith Road. It is located opposite the Olympia London exhibition centre, which is undergoing a £1.3 billion redevelopment project, transforming it into a world-leading cultural and entertainment destination. The premises is a 6-minute walk (0.3 miles) from Kensington (Olympia) Station (District and Overground), and an 8-minute walk (0.4 miles) from West Kensington Station (District Lines).

There are a wealth of national occupiers nearby including Tesco Express, Pret A Manger, Olympia Halls, and Pizza Express.

Description:

The premises comprises a double-fronted unit which was formerly trading as an artisan bakery delivery business, arranged over ground and basement levels. It benefits from a kitchen, a food preparation area, and a counter. The basement area is relatively small and is ideal for storage of dry stock, and to house a cold room. Staff WCs are situated on ground floor.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	763 sq. ft. (70.88 sq. m.)
Basement	170 sq. ft. (15.79 sq. m.)
Total	933 sq. ft. (86.67 sq. m.)

User:

We believe the premises fall under Sui Generis (Takeaway) use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £29,000; however, interested parties should make their own enquiries of the rates payable.

EPC:

The property has an EPC rating of D (78). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year.

Rent:

£39,000 per annum, exclusive of other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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