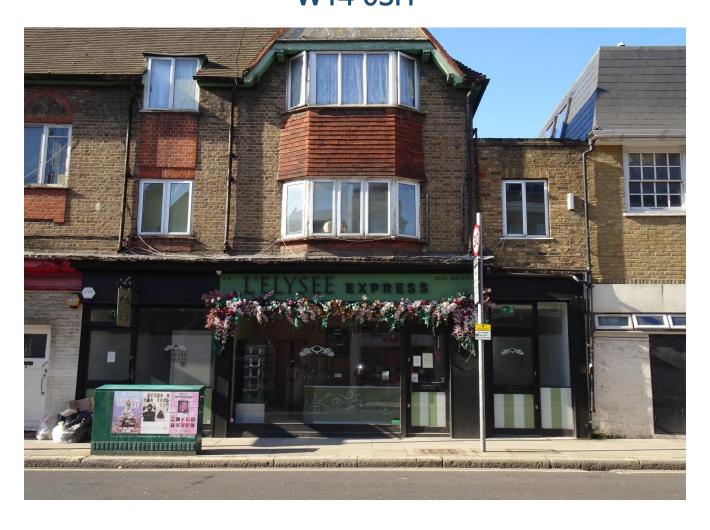


## 2-4 NORTH END ROAD LONDON W14 0SH



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

### TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586 Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG





#### 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 5<sup>th</sup> 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.

#### Contacts:

Emily Bradshaw- D: 020 8222 9947

M: 07920 769395

E: e.bradshaw@willmotts.com

Varol Zafer- D: 020 8222 9946

M: 07900 224967

E: v.zafer@willmotts.com

#### Important Notice

<sup>1.</sup> No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation on or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.