



299 North End Road

London, W14 9NS

Shop to let on new lease

NB. No extraction - not suitable for hot food uses

1,680 sq ft
(156.08 sq m)

- Substantial GF shop with basement
- Prominent North End Road location. close to Lillie Rd junction.
- Suit range of uses subject to consents
- Roller shutter
- New lease
- No premium

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Summary

Available Size	1,680 sq ft
Rent	£35,000 per annum
Rateable Value	£32,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a substantial cleared ground floor shop, with significant additional basement workshop or storage space. Previously occupied as a bike shop.

The property is to be let as seen and as such would benefit from an incoming tenant's new shop fit.

Location

The premises are prominently situated on the east side of North End Road close to its junction with Lillie Road and directly opposite its junction with Bramber Road. The closest underground station is West Brompton (District line) and Overground. Nearby retailers include Paddy Power Bookmakers, TGS Pawnbrokers and the Holiday Inn Hotel.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	851	79.06	Available
Ground - GF Ancillary	25	2.32	Available
Basement - Basement	804	74.69	Available
Total	1,680	156.07	

Viewings

Strictly by appointment with Whitman & Co Commercial.

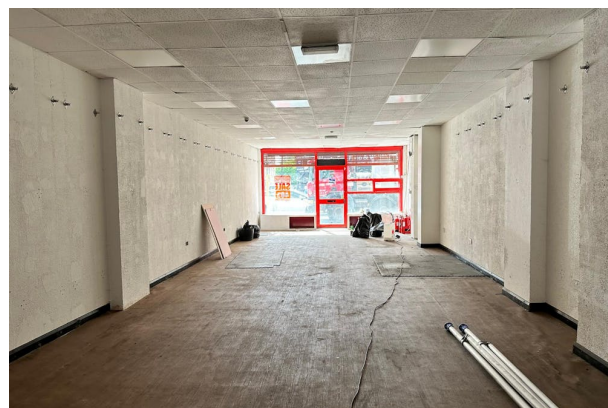
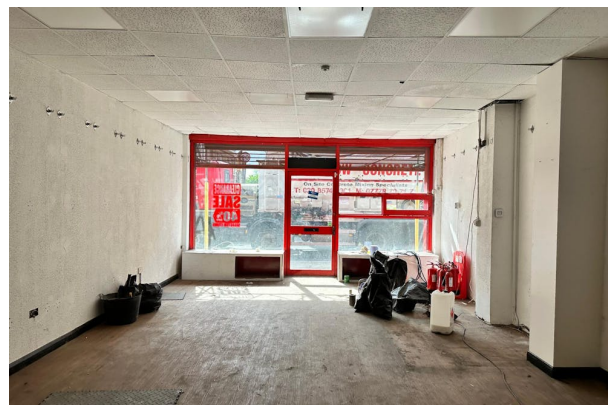
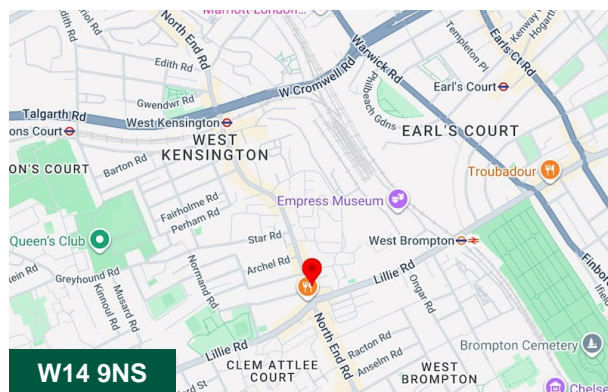
Terms

Available on a new FR&I lease on terms to be agreed.

Compliance

1) We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

2) Purchasers/tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.



Viewing & Further Information



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