



234 North End Road

London, W14 9NU

Exceptional 3am Fulham Jazz Bar/Club with LOW RENT - Lease For Sale

1,850 to 2,650 sq ft
(171.87 to 246.19 sq m)

- Great Location
- Close to West Brompton Station
- 3am Weekend Licence with Alcohol/Live Music
- Excellent Stylish Fit Out
- Extra Space at VERY Low Rent for 3-5 years
- Rear Garden Area

234 North End Road, London, W14 9NU

Summary

Available Size	1,850 to 2,650 sq ft
EPC Rating	Upon enquiry

Description

Fully fitted out as a bar/Jazz club over ground and basement with a bar on the ground floor and a cosy, atmospheric lounge in the basement. The layout accommodates approximately 100 covers on the ground floor and a further 70-100 in the basement and is ideal for private parties and events. A deal has been reached whereby the landlord will extend the kitchen and install a new full extract, as part of a proposed development of the upper parts. The next door unit (mainly used for storage) is held on a separate, short lease and includes access to the main trading space at basement level and via the rear garden.

Location

The premises occupy a prominent position at the junction of North End Road and Lillie Road in Fulham, benefiting from substantial evening footfall and close proximity to transport links and a broad mix of restaurant and bar operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Basement	850	78.97
Unit - Short Term Additional Space	800	74.32
Total	2,650	246.19

Tenure

An assignment of the existing 15 year lease expiring in July 2036, subject to 5 yearly rent reviews. It is understood that the lease is granted outside the L&T Act 1954.

Passing Rent

£24,000 per annum exclusive. The July 2026 rent review is capped at £29,000 per annum exclusive. Rent on the unit next door is just £3,000 per annum exclusive.

Premium

Please enquire.

VAT

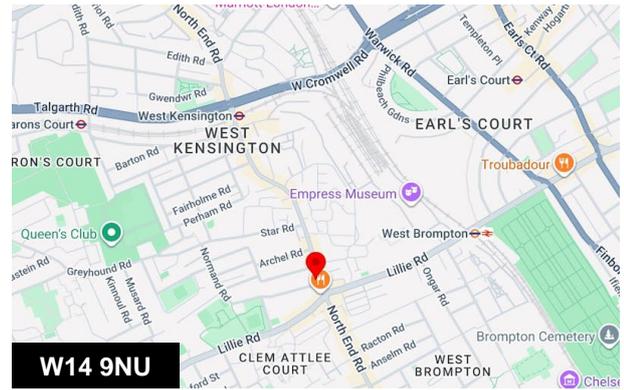
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

The premises benefit from Sui Generis planning use with a premises licence allowing the sale of alcohol until 23:00 Monday to Thursday, 02:30 (opening hours until 03:00) on Friday and Saturday, and 22:00 on Sunday, with bar use and conditions (vertical drinking, alcohol without food allowed).

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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