

# FULHAM SW6 1NS

## 413 NORTH END ROAD

### PRIME SHOP TO LET



Portland House  
4 Great Portland Street  
London W1W 8QJ

#### LOCATION

The premises occupy a prime position on the very busy and popular North End Road. Multiple retailers in the immediate vicinity include **Greggs**, **Poundland**, **Argos**, **Savers** & **McDonalds**.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

The premises are arranged on ground, basement, first and second floors comprising the following approximate dimensions and net floor areas:

Gross Frontage	19 ft 2 in	5.85 m
Net Frontage	16 ft 7 in	5.09 m
Internal Width	18 ft 0 in	5.48 m
Shop Depth	60 ft 0 in	18.28 m
Ground Floor Sales	1030 sq ft	95.7 sq m
Basement Area	339 sq ft	31.5 sq m
First Floor	389 sq ft	36.1 sq m
Second Floor	240 sq ft	22.3 sq m

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£40,000 per annum exclusive** of rates, service charge & VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£39,250
UBR 2019/20	£0.491

#### EPC

An EPC has been commissioned and a copy of the EPC can be provided upon request.

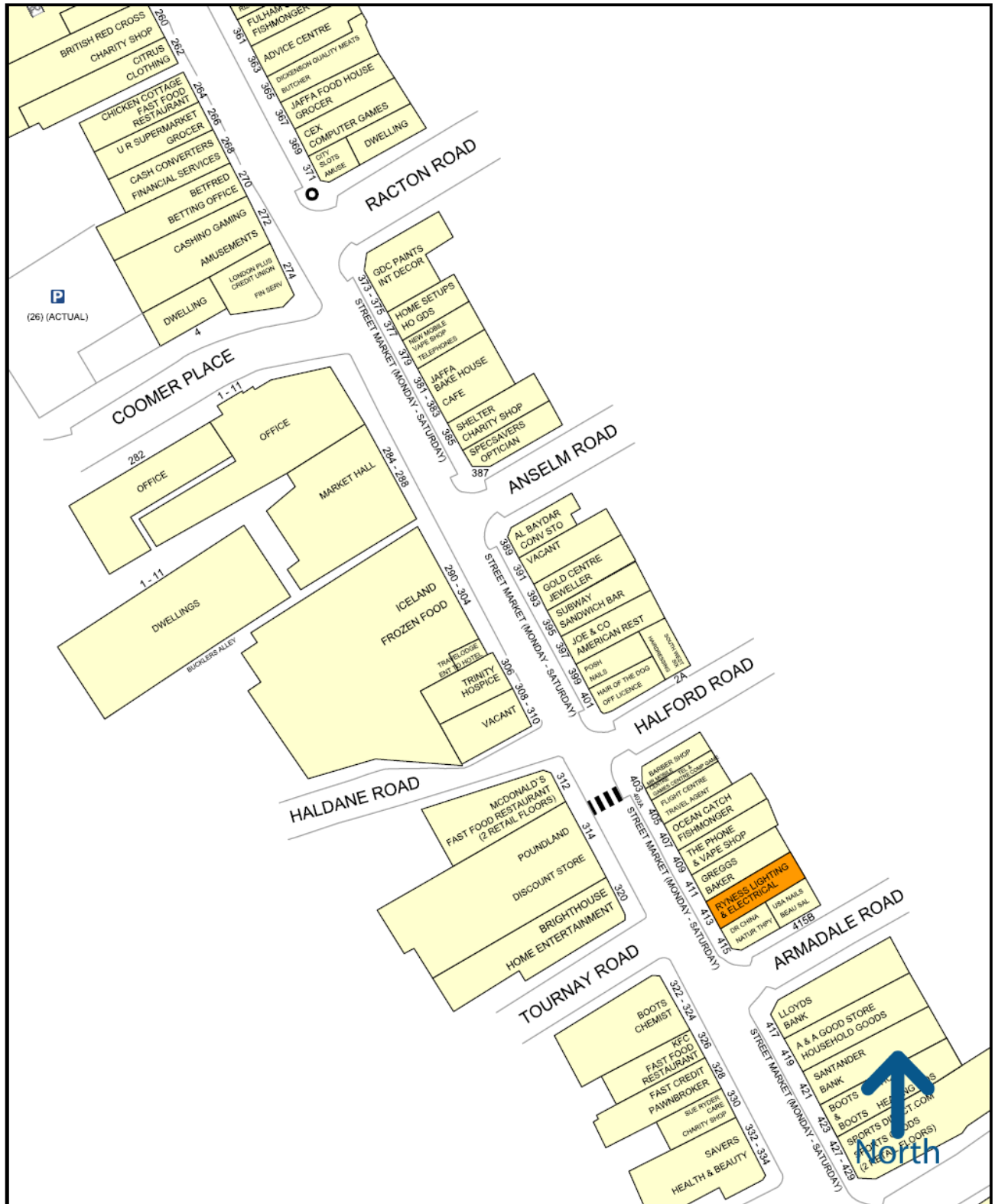
#### VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance                      020 7908 7031  
[tim@hrhretail.com](mailto:tim@hrhretail.com)

or via our joint sole agents Prime Retail  
on 020 7016 5340.

**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 12/08/2019  
Created By: HRH Retail

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