



**SAVOY STEWART**  
COMMERCIAL PROPERTY

RETAIL  
TO LET

## 342 NORTH END ROAD

London, SW6 1NB



TENURE	TO LET
SIZE	2,116 SQ FT
RENT	£58,000 PER ANNUM
EPC	E (110)

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://www.savoystewart.co.uk)

## LOCATION

The property is prominently positioned within the prime stretch of North End Road, close to the junctions with Dawes Road and Fulham Road. Fulham Broadway Underground Station (District Line services) is located a short walk away. Nearby multiple occupiers include: British Heart Foundation, Savers, Ladbrokes, Rymans, Nandos, Cancer Research UK, Sports Direct, BetFred, KFC and Lloyds Bank, amongst many others.

## ADDITIONAL INFORMATION

The unit is arranged over Ground Floor and Basement only. The retail premises benefit from Class E planning consent. Alternative uses may be considered subject to planning.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,064	98.85	Available
Basement	1,052	97.73	Available
<b>Total</b>	<b>2,116</b>	<b>196.58</b>	

## LEASE

The premises are available by way of a new 10/15 year full repairing and insuring lease (outside the protection provisions of the Landlord & Tenant Act 1954), subject to 5 yearly upwards only rent reviews.

## RATES

Interested parties are advised to make their own enquiries directly with the Local Authority.

## LEGAL COSTS

Each party to bear their own legal costs.

## RENT

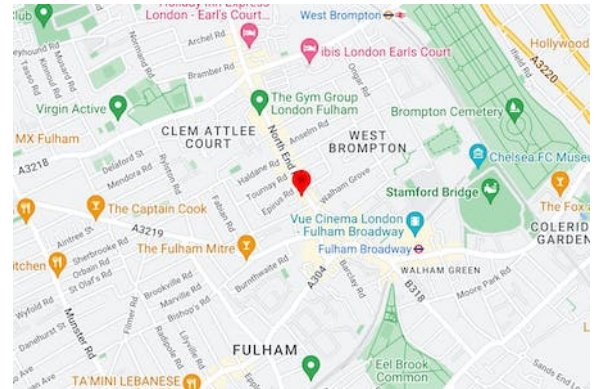
£58,000 per annum

## BUSINESS RATES

Available on Request

## SERVICE CHARGE

Available on Request



## VIEWING & FURTHER INFORMATION



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