

**Highly Prominent Corner - A1 Retail Showroom**  
**At the busy junction with Lillie Road - 80 ft frontage****Highly Prominent Corner - A1 Retail Showroom**  
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**313 North End Road, Fulham, London SW6 1NN**

Approx. 3,466 sq ft

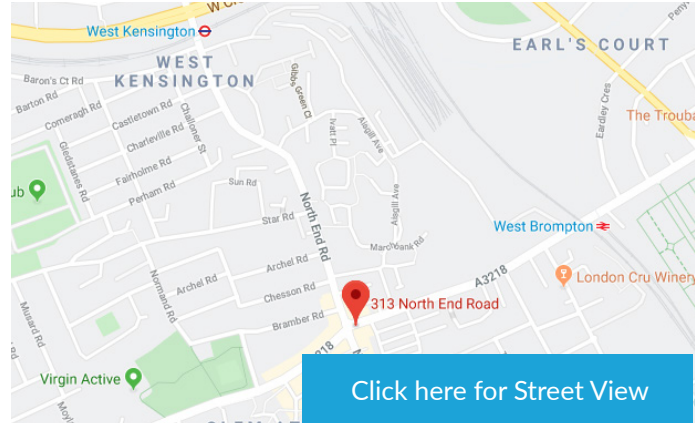
### Location

The premises occupy the highly prominent corner of North End Road and Lillie Road in Fulham. West Brompton station is a 7-minute walk away, West Kensington underground station an 8-minute walk away, and Fulham Broadway underground station a 12-minute walk away. Ibis Hotel Earls Court is located a 3-minute walk away.

Immediately adjacent is Superdrug, with PaddyPower directly opposite. The former Earls Court Exhibition site, located very close by, was recently sold to Delancey & APG, to provide several thousand new homes, as part of the Earls Court masterplan.

Nearby



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## Accommodation

Arranged over ground and basement floors, providing the following approximate Internal Areas:

Ground Floor	1,601 sq ft
Basement (sales-quality)	1,865 sq ft
<b>Total Internal Area</b>	<b>3,466 sq ft</b> 322.12 sq m

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£51,500</b>
<b>Payable 2019/20</b>	<b>£25,956</b>

Interested parties are advised to verify with the Local Authority.

## Legal costs

Each party to be responsible for payment of their own costs.

## EPC

An Energy Performance Certificate is available upon request.

## Lease

An assignment of the lease, due to expire Sept 2027, at a passing rent of £65,000 pax, with next rent review in Sept 2022. The lease is understood to be held inside The Landlord & Tenant Act 1954.

## Uses

A1



## Contact

For further information please contact sole-agents:

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020 7009 0480

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.