



**461 NORTH END ROAD
FULHAM, SW6 1NZ**

**E CLASS UNIT TO LET
2,105 SQ FT (195 SQ M)**

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ROAD
FULHAM, SW6 1NZ**

**LEWIS
&CO**

DESCRIPTION

The available property is a prime E Class unit featuring a spacious shop frontage, with accommodation spread across the ground and basement floors.

The unit boasts a large shop frontage with floor-to-ceiling windows, an open-plan layout, WCs, a kitchenette, and air conditioning on the ground floor, along with ample basement space. Additionally, the property benefits from roadside frontage.

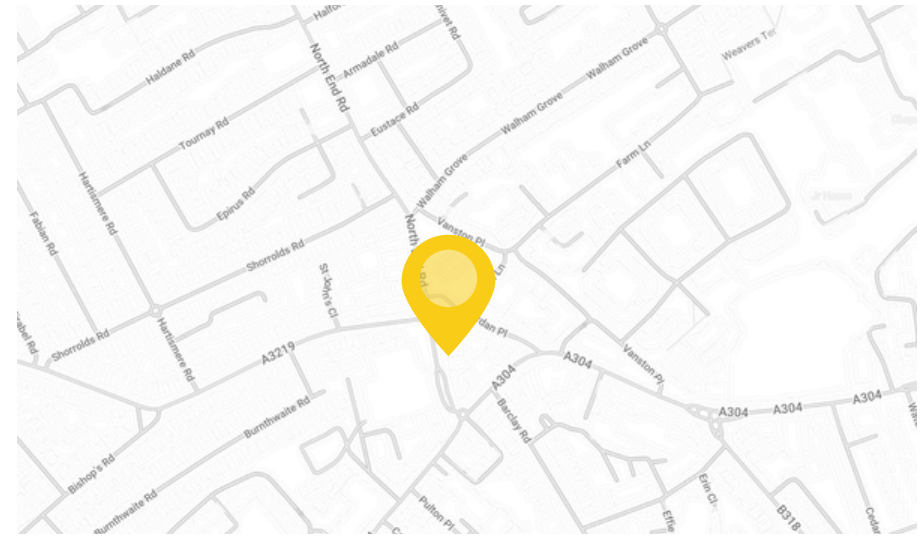
LOCATION

The property is situated in the affluent area of Fulham, prominently located on North End Road within a bustling parade of shops with high footfall.

The unit is located a short walk from Fulham Broadway, offering access to the District Line and is well-served by several bus routes.

The local area boasts a wide range of amenities, including Waitrose, Nando's, Cafè Nero, and numerous other local shops, gyms and restaurants.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled June 2024.



SPECIFICATION

- Prominent road side frontage
- Open plan layout
- Prime location
- Air conditioning

FLOOR AREAS

Ground	1,191	110
Basement	916	85
Total	2,107 sq ft	195sq m

TERMS

Available to let on a new FRI lease on terms to be agreed.

RENT

£49,500 per annum.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

Available on application.

EPC

Available on application.

VIEWING

Strictly by appointment through the joint agents.

ALEX LEWIS

alex@lewisco.co.uk

ddi: 020 3940 5575

mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk

ddi: 020 3940 5561

mob: 07563 393 940

Vause Cribb

Tom Cribb

07886 275 360

020 3940 5575

WWW.LEWISCO.CO.UK