

FULHAM – 404/406 NORTH END ROAD FOR SALE/TO LET

LOCATION

The property occupies an extremely prominent trading position at the junction of North End Road and Fulham Road and is located in between **Waitrose** and **John D Wood Estate Agents**.

The property is a 2 minute walk from the **Fulham Broadway Underground Station and Shopping Centre** and is in close proximity to other national multiple occupiers including **Holland & Barrett**, **Mountain Warehouse** and **Domino's**.

ACCOMMODATION

The premises are very well presented and arranged over ground and basement floors. They comprise the following approximate net internal floor areas:

Ground	910 sq ft	84.5 sq m
Basement	880 sq ft	81.7 sq m

The premises benefit from a rear loading area and car parking for up to 3 cars.

RATEABLE VALUE

We are advised that the property has a Rateable Value of £44,250 however interested parties should make their own enquiries.

EPC - C

PLANNING - E.

LEGAL COSTS

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



SERVICE CHARGE – More info upon request.

TENURE

The **freehold** can be acquired for **£800,000** (subject to 6 long leasehold interests on the flats above on head rents of £300 pa per flat– further info available upon request).

Alternatively, the property is available to let on a new lease at a rent of **£67,500 per annum**.

VAT – The property is not VAT registered

VIEWING

For further information or to arrange an inspection, please contact the sole agent:

Richard Ward richard@wardproperty.uk.com

SUBJECT TO CONTRACT

APRIL 2026



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