



North End Road, West Kensington, W14 9NX

TO RENT £60,000 Per Annum

North End Road

Introducing North End Road...

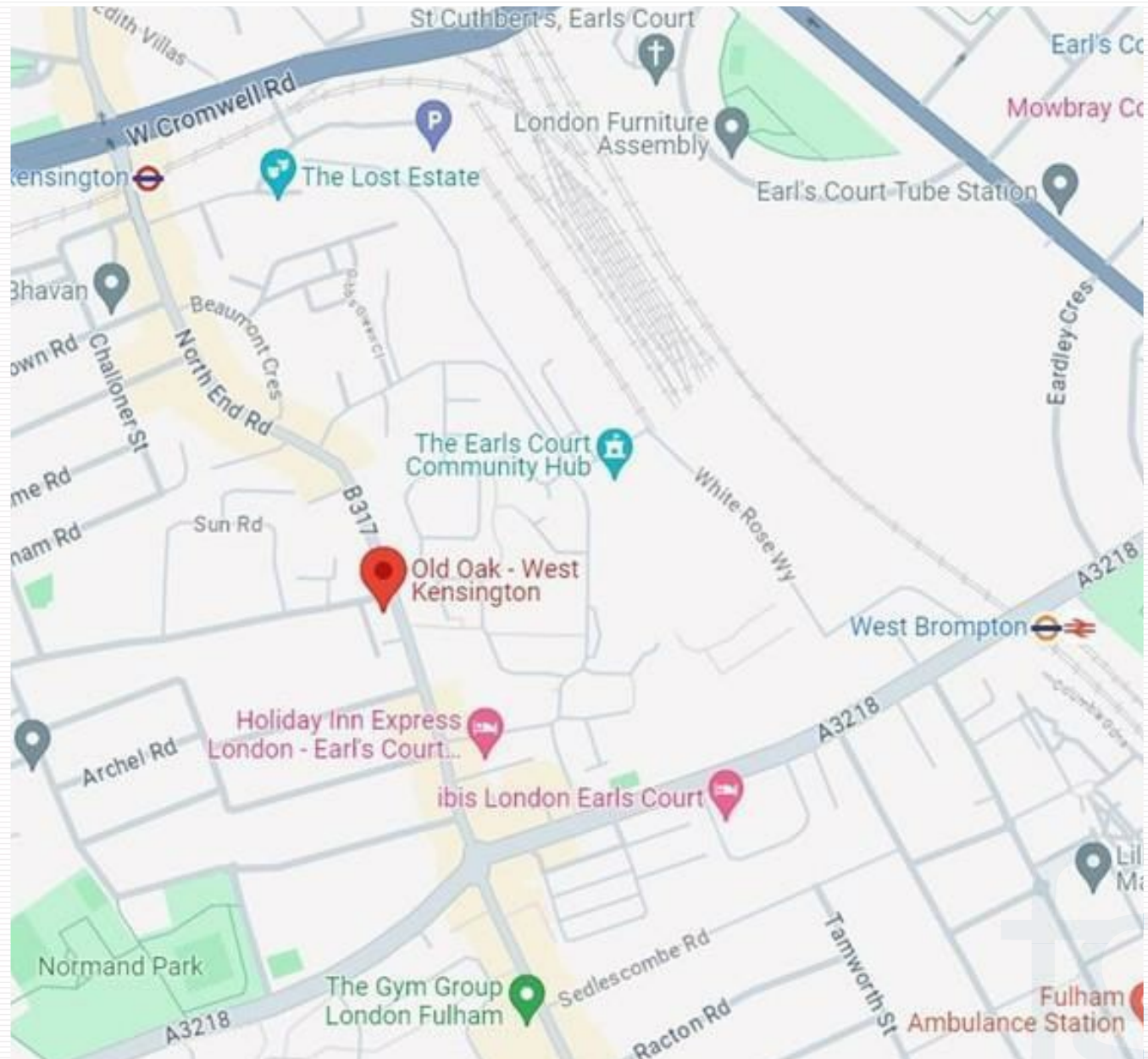
A rare opportunity to occupy a distinctive commercial unit full of character and versatility, set over the ground and lower ground floors of a former public house. Offering approximately 2,091 sq ft of adaptable space, this property is ideally suited for a variety of commercial uses (subject to necessary consents).

Ground Floor Highlights:

Step into a spacious and welcoming open-plan trading area, ideal for retail, hospitality, or creative workspace use. The original purpose-built bar remains in place, offering a charming focal point that pays homage to the building's history. The space benefits from excellent natural light and features two separate customer WCs for convenience. A door at the rear of the premises leads out to a private yard area, perfect for deliveries, storage, or potential outdoor customer use.

Lower Ground Floor:

Accessed via an internal staircase, the lower ground floor comprises three individual cellar rooms, previously used for storage and back-of-house operations. These areas provide extensive space for stock, equipment, or conversion into offices, workshops or ancillary facilities, depending on your business needs.



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement



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Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(01 plus) A		
(81-91) B				(01-01) B			
(69-80) C				(02-02) C			
(55-68) D				(03-03) D			
(39-54) E				(04-04) E			
(21-38) F				(05-05) F			
(1-20) G				(06-06) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/29/EC		