



**39-43 QUEENSWAY  
LONDON W2**

PROMINENT CORNER RESTAURANT UNIT



# Location

The premises are located along the bustling Queensway. The unit is positioned in between Queensway station (Central Line) and Bayswater station (District and Circle Line) which draw footfall from across London. The parade has undergone major refurbishment, with improvements to public realm and the widening of pavements to accommodate outdoor seating and improve the overall retail experience.

Furthermore, the redevelopment of the Whiteley's shopping centre and Park Modern development will further transform the area and act as a significant footfall driver both during the day and into the evening. Nearby occupiers to the unit include Queens Ice & Bowl, Barry's Bootcamp, Ceru, Rosa's Thai, Pizza Pilgrims, Meat Liquor and Pret a Manger, with more set to be delivered this year.











# Floor Areas

The premises is arranged over ground and basement floors comprising the following approximate net internal floor areas:

Description	Sq Ft	Sq M
Ground	1,668	154.96
Basement	1,671	155.24
<b>Total</b>	<b>3,339</b>	<b>310.20</b>

## Rent

Upon application.

## Business Rates

Rateable Value: £213,000

Rates Payable: £109,000

## Use

Our client will consider all uses within the new "Class E" planning consent including retail and also restaurant uses. .

## EPC

Available upon request.

## Tenure

The premises are available by way of a new lease for a term to be agreed.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

## Legal Costs

Each party to be responsible for their own legal and professional costs.



# Viewing and Further Information

To arrange an inspection, please contact the sole agents, Levy Real Estate.

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