

37 QUEENSWAY

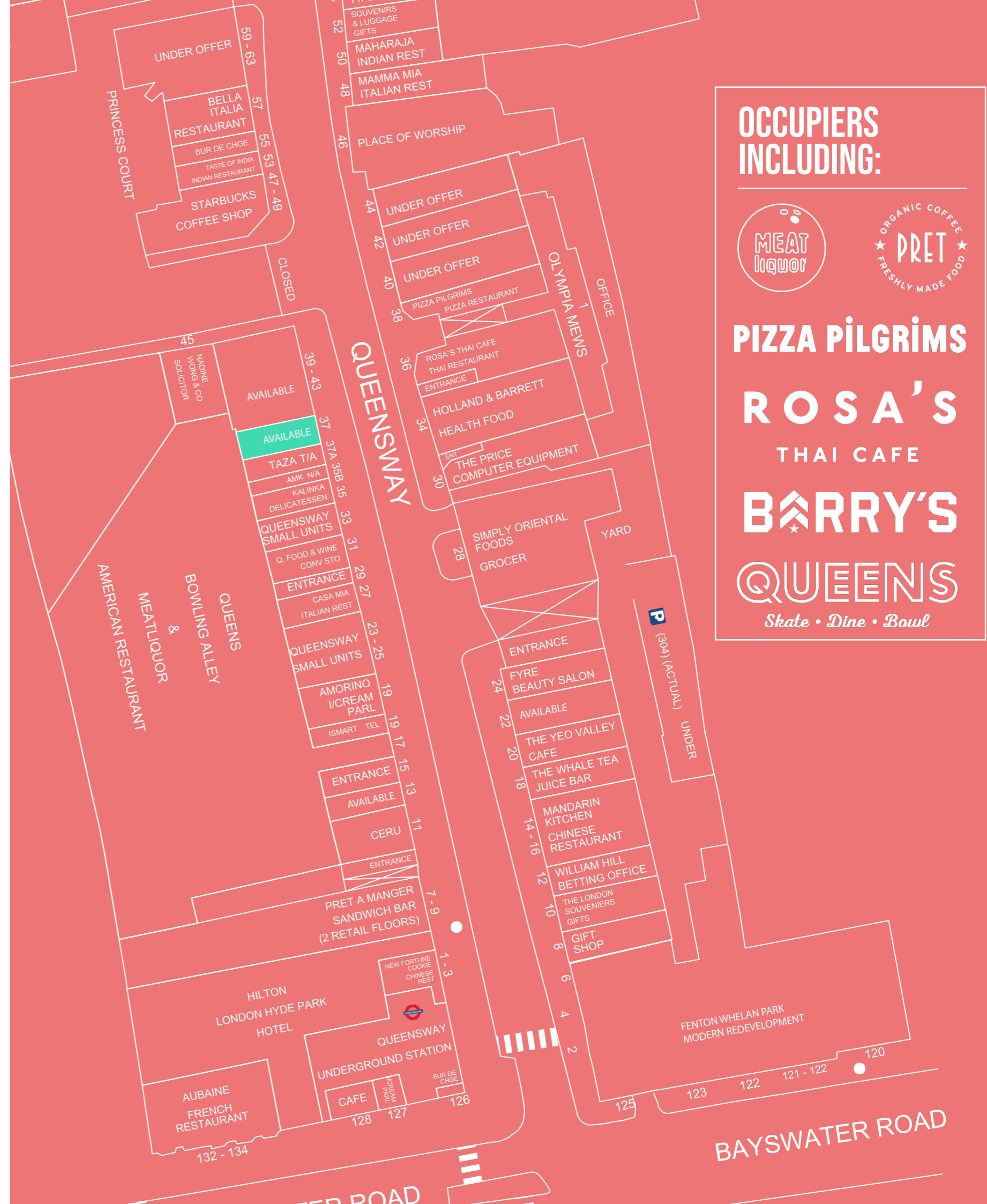
LONDON W2

RESTAURANT OPPORTUNITY



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 huge 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 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.



OCCUPIERS INCLUDING:

MEAT LIQUOR

PRET ORGANIC COFFEE FRESHLY MADE FOOD

PIZZA PILGRIMS

ROSA'S THAI CAFE

BARRY'S

QUEENS
Skate • Dine • Bowl

FLOOR AREAS

The premises is arranged over ground floor only comprising the following approximate net internal floor areas:

Description	Sq Ft	Sq M
Ground	593	55
Total	593	55

FURTHER INFORMATION

RENT

Upon application.

BUSINESS RATES

Rateable Value: £77,300

Rates Payable: £39,500

USE

Our client will consider all uses within the new "Class E" planning consent including retail and also restaurant uses, subject to an extraction system being installed. The route for extraction has been established.

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

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

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