

**39**  
—  
**43** **QUEENSWAY**

**LONDON W2**

PROMINENT CORNER  
RESTAURANT UNIT



## LOCATION

The premises occupy a prominent corner on 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.



# FLOOR AREAS

The premises are 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>

# FURTHER INFORMATION

## 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, 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.

### **Matt Paulson-Ellis**

e: [matt.paulson-ellis@levyrealestate.co.uk](mailto:matt.paulson-ellis@levyrealestate.co.uk)

t: 07867 781 811

### **Liv England**

e: [liv.England@levyrealestate.co.uk](mailto:liv.England@levyrealestate.co.uk)

t: 07530 807 800

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. March 2022

