



20 QUEENSWAY,  
LONDON W2

RETAIL UNIT AVAILABLE

# Location

The premises are prominently situated along the vibrant Queensway, ideally positioned between Queensway Underground Station and Bayswater Underground Station, both of which generate strong and consistent footfall from across London.

The parade has recently benefited from significant public-realm enhancements, including widened pavements designed to accommodate outdoor seating and enhance the overall retail and leisure experience.

Adjacent to the subject parade, the Vabel scheme is delivering high-end residential accommodation and has recently completed a letting to premium coffee operator WatchHouse. This transformation is further reinforced by the comprehensive redevelopment of Whiteleys and the neighbouring Park Modern scheme, both of which act as major footfall drivers throughout the day and into the evening.

The Whiteleys redevelopment will introduce a curated mix of premium retail, dining and lifestyle operators, including the luxury Six Senses Hotel and Spa, Everyman Cinema and Third Space. A strong line-up of occupiers has already been secured, including Effie by Pachamama Group, Guillam Coffee House, Melrose and Morgan, Cleo, Yuum, Browfique and the contemporary art gallery 3812.

Nearby occupiers to the subject property include Queens Ice & Bowl, Barry's Bootcamp, Ceru, Rosa's Thai, Pizza Pilgrims, Meat Liquor, Blank Street Coffee, M&S, Five Guys, Starbucks and Pret A Manger, with further openings anticipated later this year. The Park by Jeremy King is now open and trading successfully within Park Modern, further strengthening Queensway's credentials as a day-to-night destination.

We are also pleased to announce the arrival of an upmarket international supermarket operator, which will occupy in excess of 20,000 sq ft. This addition further reinforces Queensway's position as a prime destination for premium retail and lifestyle brands.





# Accommodation (NIA)

The premises is arranged over ground and mezzanine floors. It comprises the following approximate net internal floor area(s):

Description	Sq Ft	Sq M
<b>20 Queensway</b>		
Ground	1,185	110
Basement	655	61
<b>Total</b>	<b>1,840</b>	<b>171</b>

## Further Information

### Rent

Upon application.

### Use

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

### 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.

### EPC

Available upon request.

### Business Rates

The rateable value of the subject property is £57,500 as of 1 April 2026.

Interested parties are advised to make enquiries with Westminster City Council.

### Legal Costs

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



## Contact

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

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