LEVY
Real Estate

Prime Queensway F&B opportunity

£100,000 per annum exclusive

1,854 sq ft

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40 Queensway, London, W2 3RS

- Prime Queensway Retail & Restaurant Opportunity
- Extraction route being explored
- Attractive External Seating Area
- Ground Floor Accommodation with Ancillary Basement

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Further Information & Viewing

Viewings are by appointment via joint agents Levy Real Estate and CBRE.

Levy Real Estate

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Location

The subject property is located along the bustling Queensway. The unit is positioned between Queensway station (Central Line) and Bayswater station (District and Circle Line) on the East side of the street. The parade has undergone major refurbishment, with a number of high-profile recent lettings making it a sough-after and busy retail, dining and leisure destination.

The redevelopment of the Whiteley's shopping centre at the north end of Queensway and the Park Modern development have transformed the area and act as a significant footfall driver both during the day and into the evening.

The Property

The property comprises an attractive unit arranged over ground floor and basement levels, benefiting from a partially glazed frontage and a regular rectangular configuration.

The ground floor provides open-plan accommodation with WC facilities, whilst ancillary basement space is accessed from the rear of the unit with the existing occupier currently utilising an external seating area to the front of the premises with an extraction route being explored.

Nearby occupiers include Blank Street Coffee, Whole Foods, Queens Ice & Bowl, Barry's Bootcamp, Rosa's Thai, Holland & Barrett, Pizza Pilgrims, Five Guys, Starbucks, Meat Liquor and Pret a Manger, with more set to be delivered this year.

EPC

Certificate available upon request.

Quoting Rent

£100,000 per annum exclusive

Accommodation

The premises is arranged over ground and basement floors, comprising the following approximate net internal floor area(s):

Floor	Size (Sq ft)	Size (Sq m)
Ground	927	86
Basement	927	86
Total	**1,854**	**172**

Tenure

The property is available by way of a new lease for a term to be agreed on FRI terms. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Business Rates

The rateable value is £42,000.

Interested parties are advised to make their own enquiries with the City of Westminster Council.