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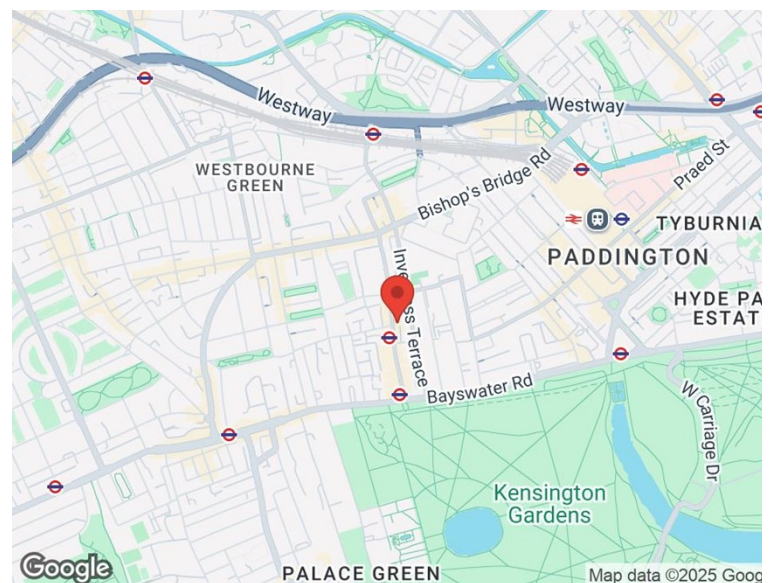
80 Queensway, London, W2 3RL

A RETAIL PREMISES OCCUPYING A PRIME POSITION ON QUEENSWAY
CLOSE TO THE WHITELEYS DEVELOPMENT

TO LET

Area: 1,214.00 FT² (112.78M²) Rent: £70,000 per annum, exclusive

- Fully glazed frontage
- Fitting as a nail and beauty salon
- High ceilings
- Good natural light
- Tiled flooring
- Recessed spot lights
- Air conditioning





80 Queensway, London, W2 3RL

LOCATION:

The premises are situated in a parade of shops and uppers on the easterly side of Queensway, immediately opposite the junction with Moscow Road. The street continues to undergo regeneration, driven by the Whiteleys development, which is attracting Central London brands to the area. Local businesses include, The Park (Modern Italian), New Fortune Cookie (Chinese), Mandarin Kitchen, The Whale Tea, Simply Oriental Food & Wine, S Mart Japanese Supermarket, Pret A Manger, Ceru (Mediterranean), Normah's (Malaysian), Uzbek Corner (Uzbek cuisine), Pizza Pilgrims, Bella Italia, Pasta Evangelists, Four Seasons (Chinese), KFC, Five Guys Burgers, Burger King, Subway, Holland & Barrett, Urban Social Coffee, Starbucks, Granier Bakery Café, Oatis, Ryman Stationary, Tesco Express and Sainsbury's Local. Hyde Park is to the southerly end of the street and public transport is accessed via Queensway (Central line and buses) and Bayswater (Circle and District lines).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

A ground floor shop and basement, formed from a 3 story, mixed-use, Victorian terraced building. The fully glazed ground floor frontage leads to an open plan retail area, with a kitchenette and stairs to the rear that descend to the basement. The basement is arranged with an open plan area to the rear and W/C. The central section has a treatment / storage room, with a further storage area to the front of the unit. Currently the premises is fitted as a nail and beauty salon.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	507.00	47.10
Basement	707.00	65.68
TOTAL	1,214.00FT²	112.78M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £70,000.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £24,750 per annum rising to £25,250 per annum in April 2026.

Rates Payable: £12,350.25 per annum rising to £12,599.75 per annum.

NB - We strongly recommend that you verify the rates with the City of Westminster's business rates department on 0208 315 2050.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

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