



CLASS E UNIT TO LET IN BAYSWATER

**93-97 QUEENSWAY, BAYSWATER,
LONDON, W2 4AH**



Location:

The subject property occupies a prominent position on Queensway in Bayswater. Located adjacent to Bayswater Underground Station (Circle and District Lines). Queensway Underground Station (Central Line Services) is located a short walk from the property. Hyde Park and Kensington Palace is also located in the vicinity.

Nearby well-known multi-national occupiers include: Tesco Express, Sainsburys Local, Burger King, Subway, Marks & Spencer, McDonalds, CeX, Screwfix, Rudy's, Grosvenor Casino, Five Guys, KFC, Bella Italia and Holland & Barrett.

Accommodation:

The unit is arranged over a Ground Floor, First Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	2,574 sq. ft. (239.10 m²)
Basement:	1,561 sq. ft. (145.01 m²)
First Floor:	1,349 sq. ft. (125.30 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£357,500 per annum exclusive.

Lease:

The premises are currently held on an existing lease expiring 23rd June 2028 and are available by way of a lease with terms to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

