

A1 SHOP TO LET

125 Queensway

London, W2



Savills London

33 Margaret
Street London
W1G 0JD

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Location

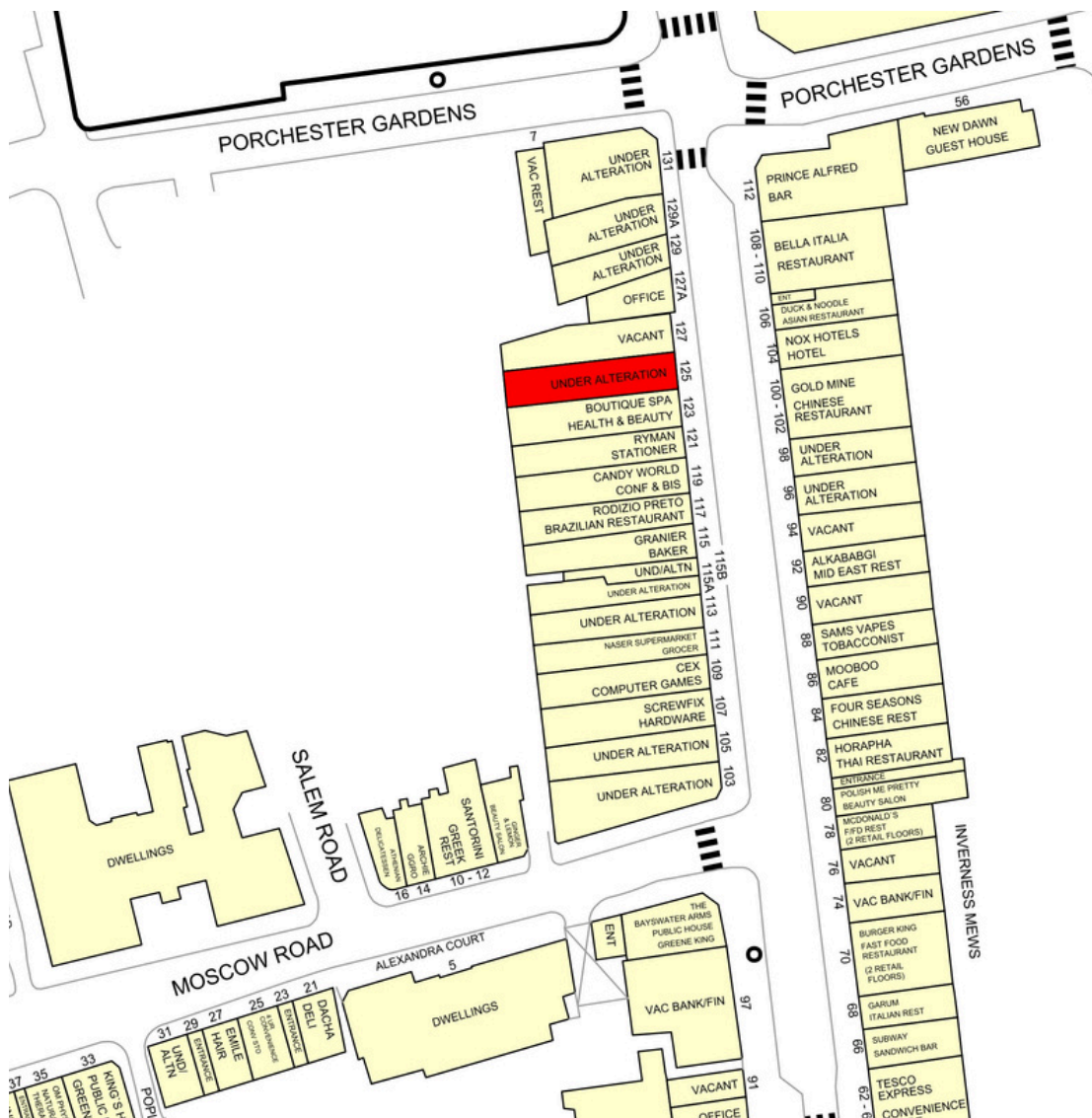
The property is located on the western side of Queensway, a short distance from Bayswater and Queensway underground stations.

The street is occupied by a number of established operators including **Bella Italia**, **Screw Fix** and **Boots**. The **Whiteley's** redevelopment will also be completed in 2024.

Accommodation

The premises comprise the following dimensions and net internal floor areas:-

Ground Floor:	1,049 sq ft	97.5 sq m
Basement:	1,193 sq ft	110.8 sq m
Total:	2,241 sq ft	208.2 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

Upon application.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the fifth year.

The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Rates

Rateable Value (2024/25):	£55,500
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UBR:	£0.546
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Rates Payable:	£30,303
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Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



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