

# 37 QUEENSWAY LONDON W2

A PROMINENT RETAIL UNIT LOCATED ON A MAJOR  
LONDON HIGH STREET

# Location

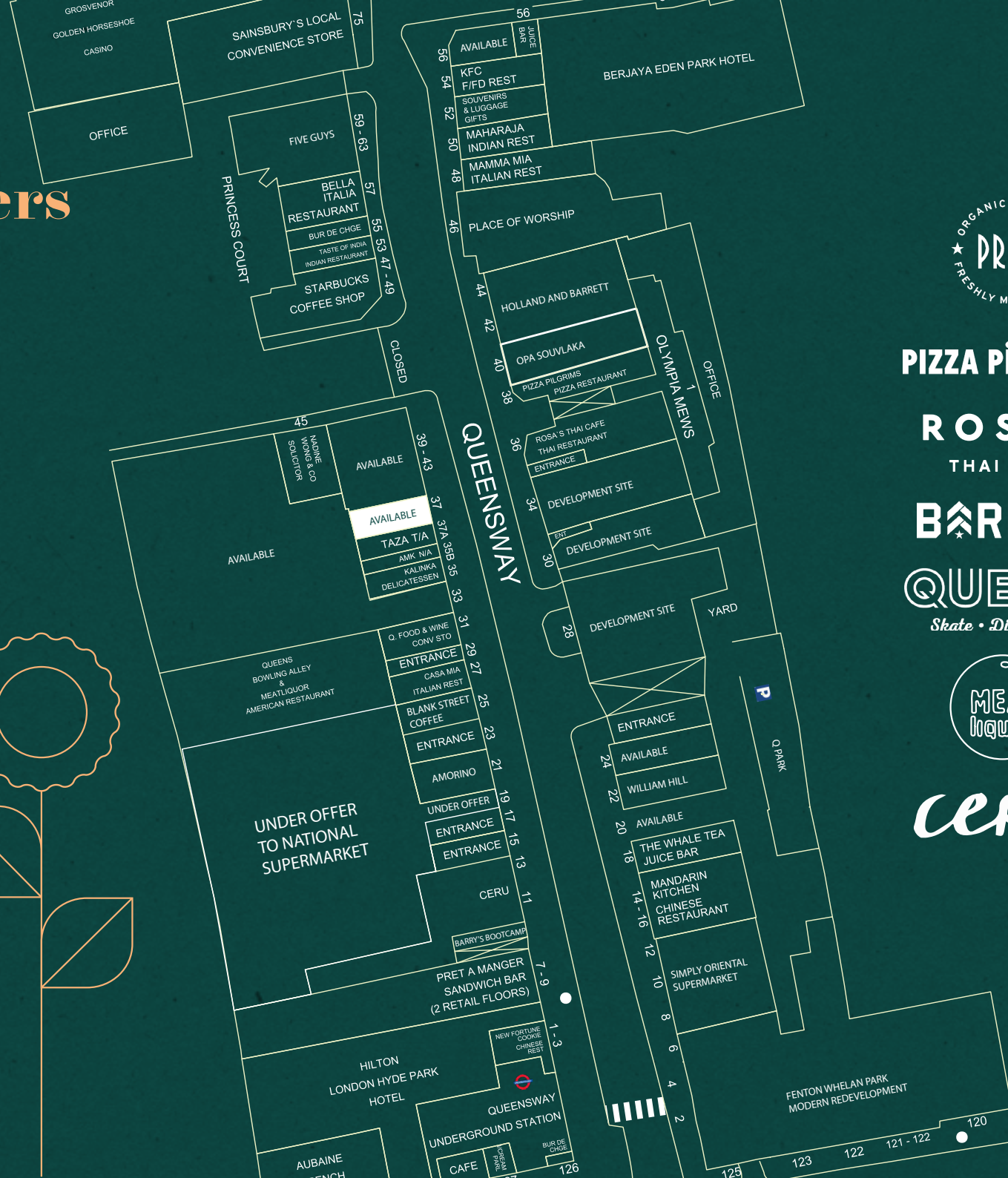
The premises are located along the eastern side of the busy and vibrant Queensway parade. The unit is conveniently positioned in between Queensway station (Central Line) and Bayswater station (District and Circle Line) which attract footfall from across London. Queensway has recently undergone major refurbishments, with improvements being made to the public realm and the widening of pavements to accommodate outdoor seating to improve the overall retail experience.

Queensway is a prominent retail location which plays host to a range of popular occupiers including Barry's Bootcamp, Ceru, Rosa's Thai, Pizza Pilgrims, Starbucks, Queens Ice & Bowl, Five Guys and Amorino.

Furthermore, the redevelopment of the Whiteley's shopping centre and Park Modern development will further transform the area and act as a significant footfall driver both during the day and into the evening. The Whiteley's scheme has seen the announcement of popular occupiers such as Third Space, Effie by Pachamama Group, The Everyman Cinema and The Six Senses Hotel.



# Local Occupiers



**PIZZA PILGRIMS**

**ROSA'S**  
THAI CAFE

**BARRY'S**

**QUEENS**  
*Skate • Dine • Bowl*



**CERU**



# Floor Areas

The premises is arranged over ground and basement floors comprising the following approximate net internal floor areas:

Description	Sq Ft	Sq M
Ground	543	50.4
Basement	277	25.7
<b>Total</b>	<b>820</b>	<b>76.1</b>

## Rent

£95,000 per annum exclusive.

## Business Rates

Rateable Value: £38,500

Rates Payable: £19,700

## Use

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

## EPC

Available upon request.

## Tenure

The property is available by way of a new lease for a term to be agreed.

The lease is to be contracted outside of the Landlord & Tenant Act 1954.

## Legal Costs

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



# Viewing and Further Information

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

### Matt Paulson-Ellis

e: [matt.paulson-ellis@levyrealestate.co.uk](mailto:matt.paulson-ellis@levyrealestate.co.uk)

t: 07867 781 811

### Liv England

e: [liv.england@levyrealestate.co.uk](mailto:liv.england@levyrealestate.co.uk)

t: 07530 807 800

### Calum Holden

e: [calum.holden@levyrealestate.co.uk](mailto:calum.holden@levyrealestate.co.uk)

t: 07508 610 454

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