

SHOP TO LET 107 QUEENSWAY, LONDON, W2



Location

The property is located on the western side of Queensway within the busiest block, between Bayswater Underground Station and Whiteley's Shopping Centre. The shop is adjacent to **Vision Express** and close to **O2, Vodafone, Rodizio Preto** and **Pret a Manger**.

Accommodation

The premises are arranged over ground and basement levels comprising the following approximate dimensions and net internal floor areas:-

Internal Width	16 ft 8 in	5.13 m
Shop Depth	81 ft 7 in	24.9 m
Ground Floor Sales	1,050 ft ²	97.55 m ²
Basement Store	1,052 ft ²	97.73 m ²
Total	2,102 sq ft	195.28 m²

Tenure

The property is available by way of a new effectively full repairing and insuring lease outside the Landlord and Tenant Act 1954, for a term to be agreed, subject to five yearly upward only rent reviews.

Rent

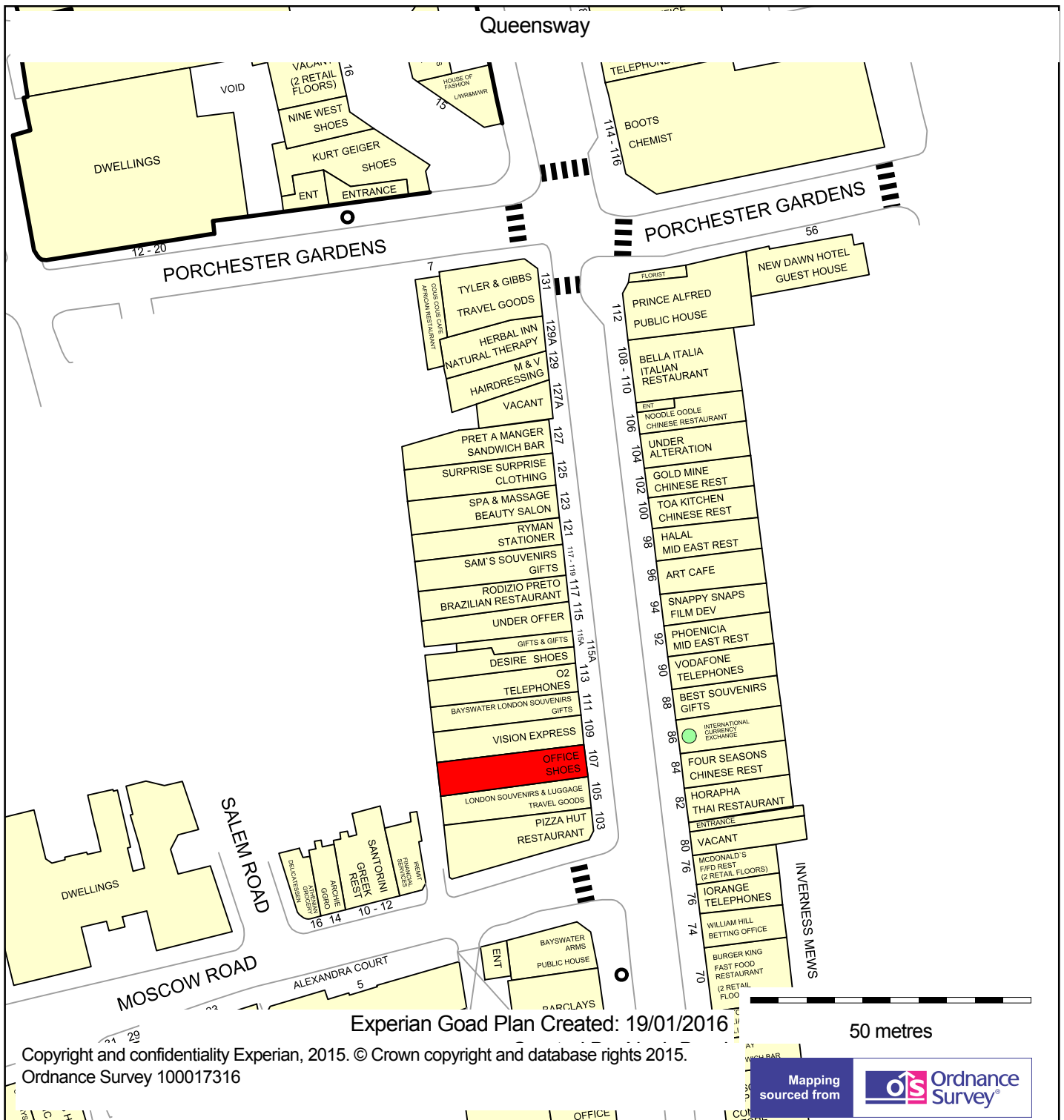
Rental offers are invited in the region of **£135,000 per annum** exclusive of service charge, business rates and VAT (if applicable).

Legal Costs

Each party is responsible for its own costs.

EPC

Available upon request.



Rates

Rateable Value 2017 £113,000
Rates Payable 2017/2018 £55,370

Subject to confirmation. Further details are available from www.voa.gov.uk

Viewing

Strictly by prior appointment through:-

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Misrepresentation Act

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