



90 Queensway

CGI Image of new shopfront



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90 Queensway | Bayswater | London | W2 3RR

**PRIME SHOP TO LET**

# 90 Queensway | Bayswater | London | W2 3RR | SHOP TO LET

- ground floor and basement
- 105 m<sup>2</sup> (1,130 ft<sup>2</sup>) approx.
- 'e' use class (alternative uses considered)
- rent: £80,000 per annum
- new lease available

## DESCRIPTION

Mid-terrace lock up shop comprising a ground floor retail area, with a staircase leading to the basement retail/storage. The space will be finished to shell and core ready for tenant fit out. Separation works are underway and the commercial unit should be ready for occupation Q4 2026.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, subject to planning.

## LOCATION

Situated in a prominent position on the eastern side of Queensway, 70m from Bayswater Underground Station and 100 m from Whiteleys Shopping Centre that has recently completed a £1Bn redevelopment providing further retail, restaurants, hotel and cinema.

The affluent residential neighbourhood benefits from excellent footfall throughout the day. The area is popular for tourists with many hotels in the immediate vicinity for easy access to Kensington Gardens and Notting Hill.

The location attracts a strong mix of national and independent retailers, restaurants and cafes. Neighbouring occupiers include; Boots, Rymans, Rosa Thai, Five Guys, M&S Food, Pizza Pilgrims, Screwfix, McDonalds

Bayswater (District and Circle Lines) and Queensway (Central Line) Stations are nearby.

## ACCOMODATION

Ground Floor	60 m <sup>2</sup>	646 ft <sup>2</sup>	G.I.A.
Basement	45 m <sup>2</sup>	484ft <sup>2</sup>	G.I.A.

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

The rateable value will need to be assessed by the VOA, as the premises have recently been reduced in size and reconfigured.

Contact Westminster Council on 0207 641 6000 to confirm what amount might be payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents: -

## Ashley Brudenell or James Stefanopoulos

