

PADDINGTON
7 Spring Street, London, W2 3RA



PRIME RETAIL UNIT TO LET
Class 'E' Use – Suitable for Retail/Office/Medical/Leisure Uses
1,261 sq ft (117 sq m)

LOCATION

The property is located on the south side of Spring Street, close to both it's junction with Sussex Gardens and Praed Street and within the London Borough of Westminster. Spring Street is a busy thoroughfare located just off Praed Street and close to Paddington Station (Mainland Services, Bakerloo, Circle, District, Elizabeth and Hammersmith & City lines). Nearby occupiers include Ask Italian Restaurant, Nando's, The Pride of Paddington Pub and Café Nero.

DESCRIPTION

The property comprises open plan accommodation over ground floor, with the basement being split into separate offices. The property is well fitted is ready for immediate occupation for a variety of uses within Class E – retail, office, restaurant medical and some leisure uses.

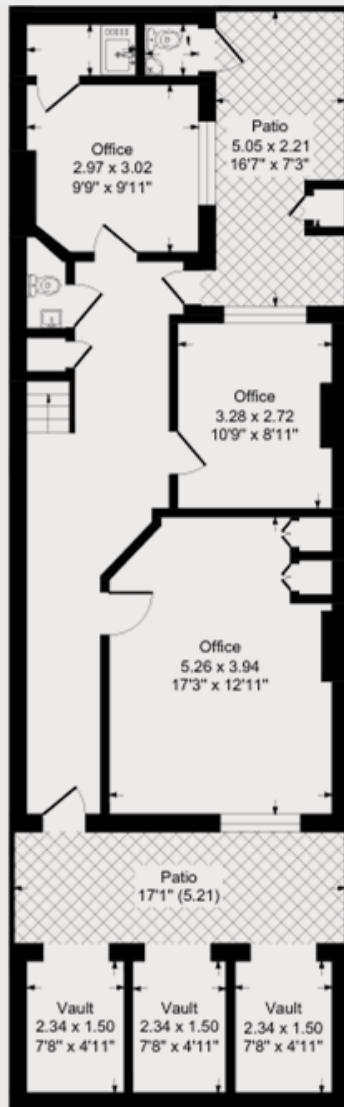
AMENITIES

- Generous ceiling height
 - Open plan space
 - High footfall location
 - Separate meeting rooms
- Kitchenette
 - W/C
 - Glazed frontage
 - Class E Use

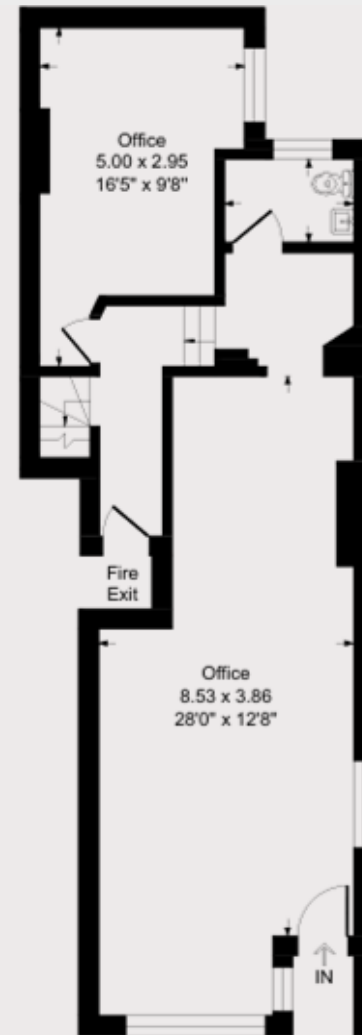
SIZE

Floor	SQ M	SQ FT
Ground	56.7	610
Basement	60.4	651
Total	117.1	1,261





Basement: 651 sq ft



Ground Floor: 610 sq ft

SPRING STREET

TERMS

USE

Class E – for use as retail, restaurant, office, showroom, or medical etc.
Alternative uses will be considered subject to planning.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

RENT

£45,000 per annum exclusive of all other outgoings

RATES

The property is rated at £30,250, making the annual rates payable circa £13,000.
Interested parties are advised to make their own enquiries with the business rates valuation office.

VAT

Not Applicable

EPC

Available upon request.

LEGALS COSTS

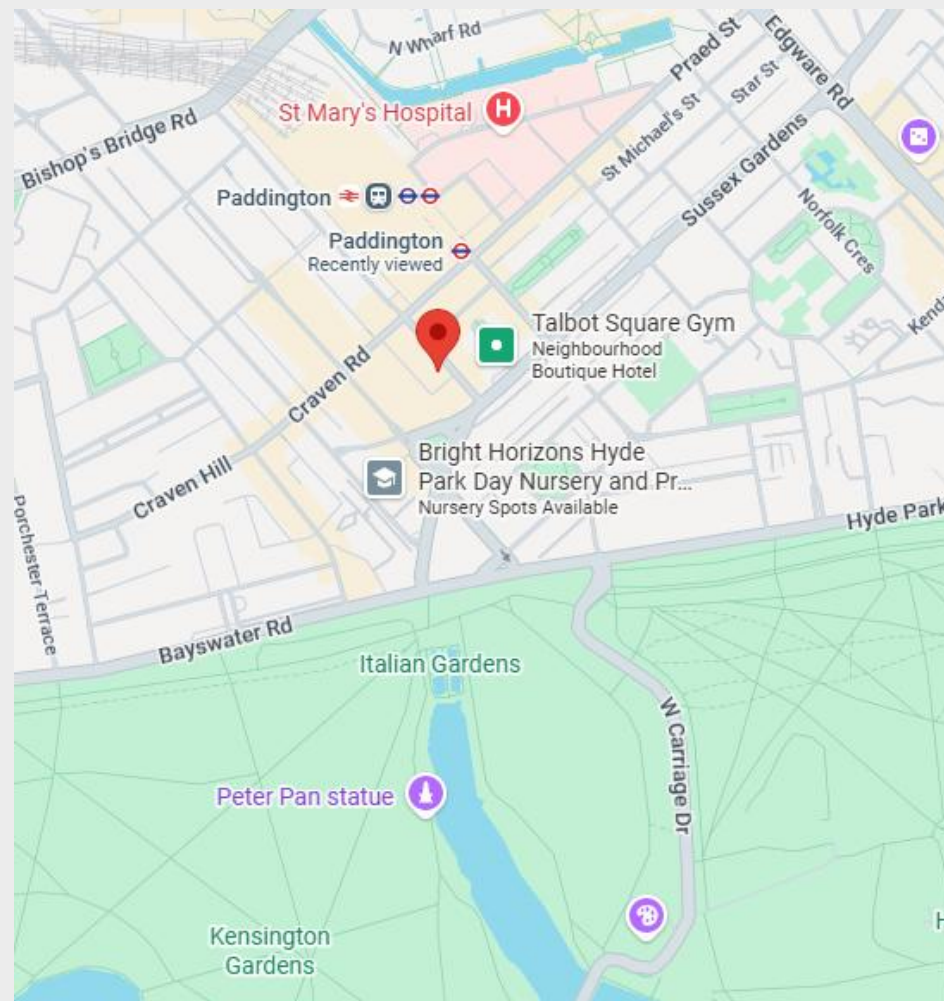
Each party to bear their own costs.

POSSESSION

ASAP

INSPECTIONS/VIEWING ARRANGEMENTS

Viewings are strictly by appointment only with Ascent RE as sole agents.



For further information please contact:

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