



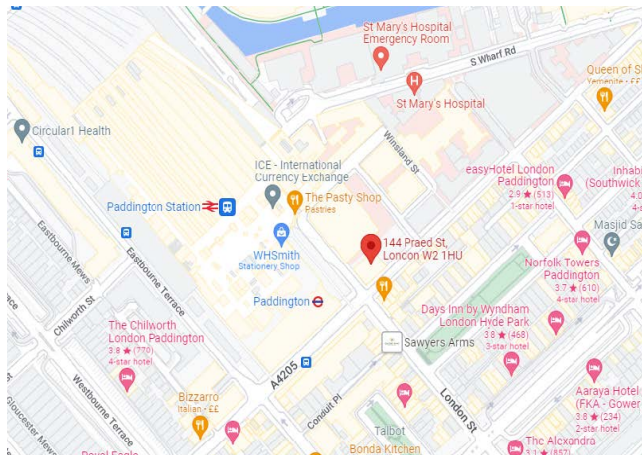
TO LET

Restaurant / Retail opportunity

1,542 sq ft (143 sq m) Approx

6.5m frontage

Asking: Offers over £185,000 pa



LOCATION

Located in the heart of Paddington on the north of Praed Street and at the junction with London Street which connects to Paddington Station. The area forms part of the Paddington Opportunity Area (POA), with the unit being located next to the large scale Paddington Square development.

Paddington station is situated on the property's doorstep and provides great connectivity with National Rail and London Underground services. Heathrow airport is accessible within 30 minutes via the Heathrow Express, and the opening of Crossrail will create even greater connectivity.

Local amenities are exceptional with a mix of restaurant and retail occupiers. McDonalds have relocated from the unit and now occupy a larger premises opposite the unit.

DESCRIPTION

The premise is located over ground and lower ground floor, with a total floor area of approximately 1,542 sq ft. The unit has a well proportioned frontage of circa 6.5m onto Praed Street. The premises has previously been used as a restaurant and benefits from A3 use. The ground floor comprises of the main dining area and kitchen, with the lower ground floor providing additional seating and customer toilets, as well as storage and plant facilities.

MEASUREMENTS

Unit	Floor	Size sq ft
Restaurant	Ground	989
Restaurant	Lower ground	387
Storage	Lower ground	166
Total		1,542

HIGHLIGHTS

- No premiums
- Excellent transport links
- High footfall
- Great location
- E / A3 use
- 1,542 sq ft
- New lease
- Available now

TERMS

Offers over £185,000 pa

Lease type - New FRI

Term - 10 year lease with a 5 year break

CONTACT DETAILS

For further information or to arrange a viewing please contact:

Craig Van Straten

07763 928 238

craigvanstraten@johndwood.com

Jacob Haftel

07392 198 496

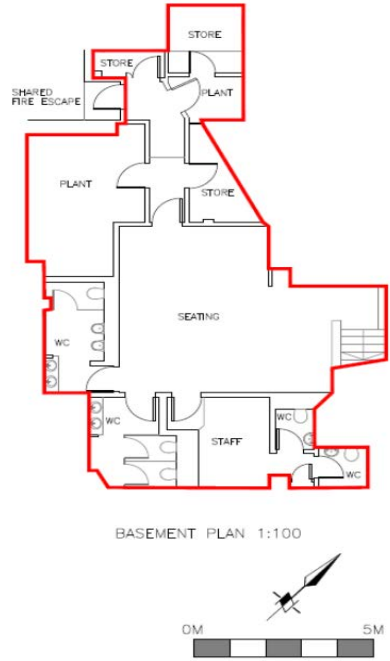
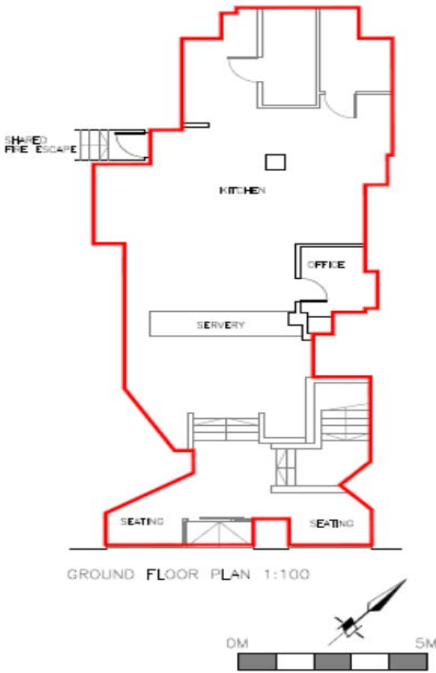
jacobhaftel@johndwood.com

George Cracknell

07384 897647

georgecracknell@johndwood.com

FLOOR PLANS



BUSINESS RATES

The property has a rateable value of £113,000 pa, reflecting rates payable of circa £57,850 pa.

LEGAL COSTS

Each party is to pay their own legal costs.

POSSESSION

Full vacant possession immediately on possession of legal formalities



