

3 PRAED STREET | WEST END QUAY

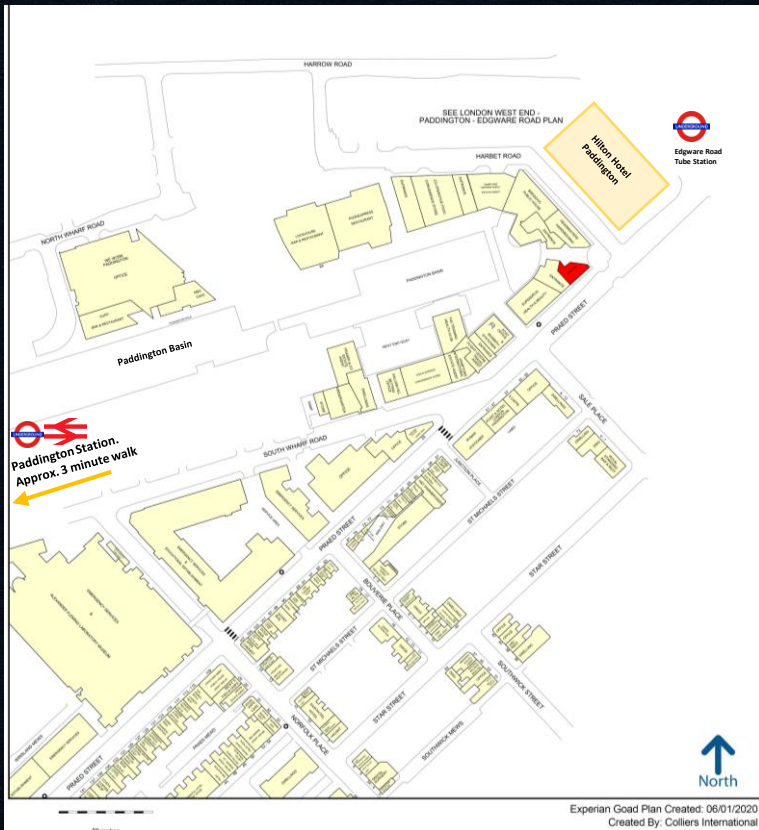
RETAIL OPPORTUNITY AVAILABLE AT THE ENTRANCE TO
PADDINGTON BASIN.



SHOP TO LET
NEW LEASE AVAILABLE



LONDON W2 – 3 PRAED STREET



LOCATION

The property is located on Praed Street at the entrance of West End Quay, a development comprising 468 flats and 29,000 sq ft of retail/leisure accommodation, and is part of the wider Paddington Basin development, comprising over 2 million sq ft of mixed use space.

Nearby occupiers in the immediate vicinity include Headmasters, Brewdog, F45 Training, Pizza Express, Virgin Active Club, Tesco Express, M&S and Pret A Manger,

The property sits within close proximity to Edgware Road Tube Station and Padding Railway Station is due to benefit from Crossrail which is due to open in 2021.

ACCOMMODATION

The premises are arranged over ground floor only with the following approximate net internal floor areas:

Ground Floor 941 Sq ft 87.42 Sq m

TERM

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

The lease will be contracted outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954.

RENT

Rental offers in excess of £65,000 pax.

USE

Our client will consider all uses with the new "Class E" planning consent.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£39,500
UBR (2019/20)	49.1p
Rates Payable	£19,394

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available upon request.



West End Quay



Please note staff on site are unaware - for further information please contact sole agents:

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