

A1 RETAIL UNIT TO LET 14 SPRING STREET LONDON W2 3RA

LOCATION

The premises are located in a busy trading position being close both to the junction with Praed Street and Craven Road and to Paddington Station. Spring Street has good footfall 7 days a week comprising a mix of tourists, residents and office workers.

The premises are located adjacent to **Caffe Nero**. Other operators close by include **Natwest**, **Barclays**, **Headcase Barbers** and **ASK** Italian restaurant.

ACCOMMODATION

The premises are laid out over ground and basement floors offering the following approximate areas:

Ground Floor	509 sq ft
Basement	80 sq ft

LEASE

The premises are to be made available by way of a new lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

RENT

£37,500 per annum exclusive.

USE

Retail purposes within Class A1

LEGAL COSTS

Each party is to bear its own legal costs incurred in the transaction.



RATES

Rateable Value	19/20	£33,250
Rates Payable	19/20	£16,292

Interested parties are advised to make their own enquiries with the relevant Local Authority.

EPC

Available on request.

VIEWING

Viewings to be arranged through Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

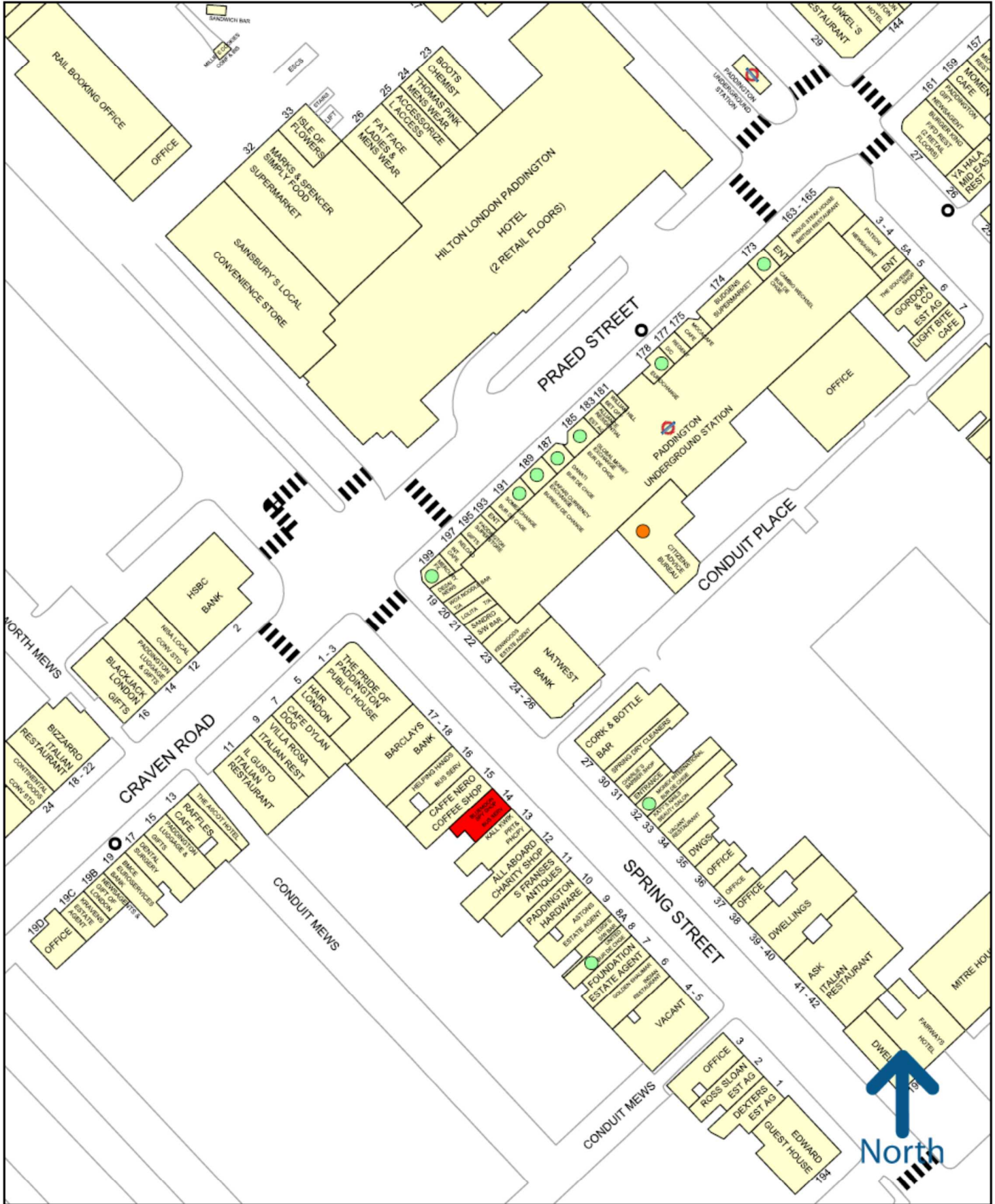
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 14/05/2019
Created By: Blanchflower Lloyd Baxter

