



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

**Queensway, London**

**Null Bedroom Commercial**



**£3,834 (From) Per Month**

### RESTAURANT LEASE FOR SALE

Recently refurbished, fully fitted and equipped restaurant in one of Bayswater's busiest locations, close to Hyde Park, Kensington Gardens and the West End.

The Bayswater (Circle & District) and Queensway (Central) underground stations are both within 5 minutes' walk.

Currently operating as a Ground floor restaurant with Basement, on a lease for a term expiring in November 2035.

The restaurant has potential for 45 covers plus 8 outside, in addition there are toilets and kitchen facilities. Ground and basement RESTAURANT premises.

Current Rent: £46,000 per annum  
Next Rent Reviews: November 2023  
Business Rates: £29,696 per annum  
Premium: £135,000

94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

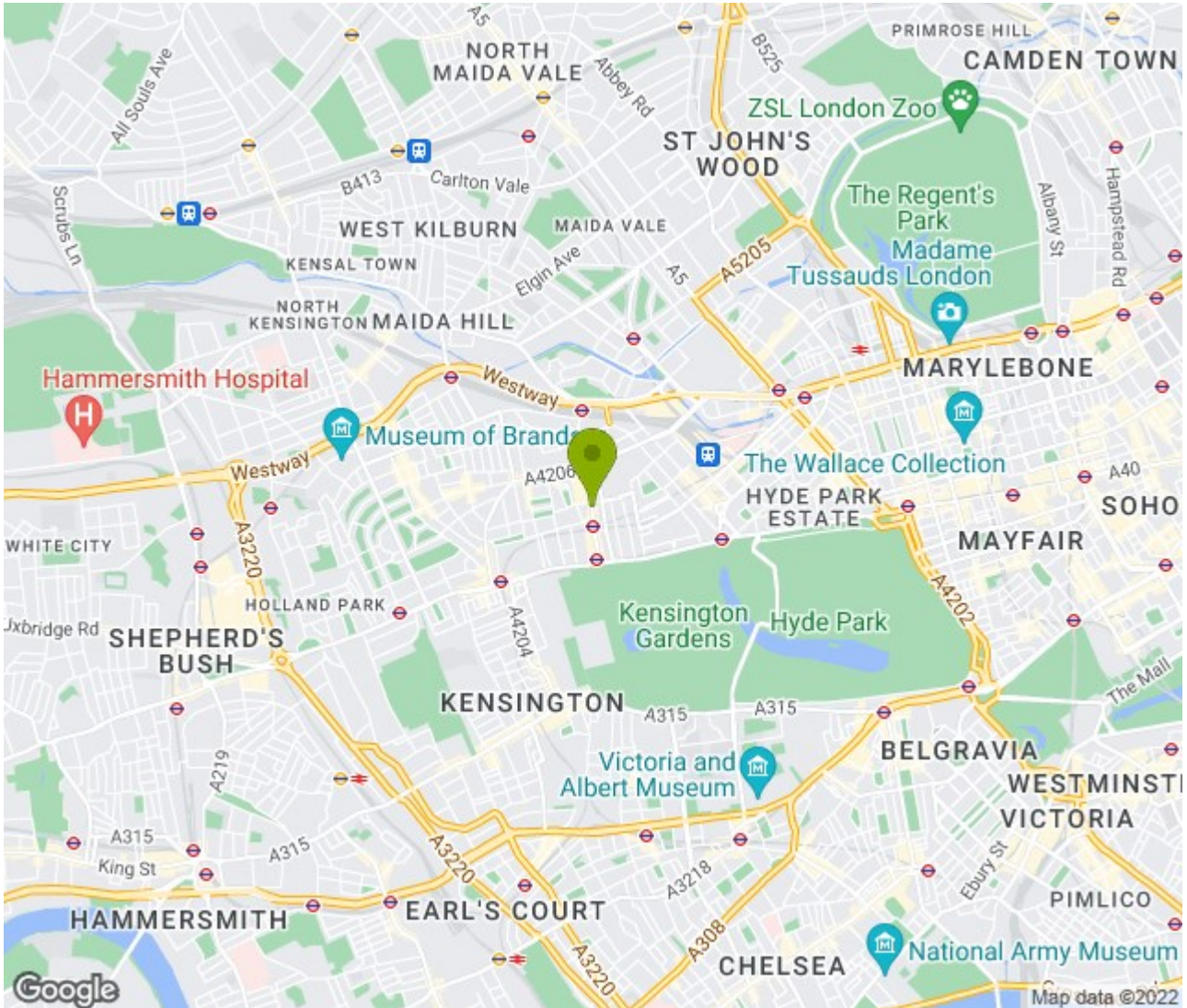
[www.hydeparkagencies.com](http://www.hydeparkagencies.com)



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Location: , London

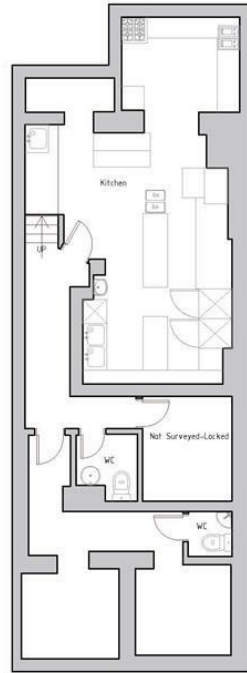




- 1- All work is to be carried out the requirements, to the satisfaction of the Local Authorities. These drawings are for planning purposes only.
- 2- Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be cross checked on the site.
- 3- All discrepancies and change of design requests by authorities should be reported to surveyor immediately.
- 4- All drawings to be read in conjunction with the project specification with all works carried out in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & installation regulations.
- 5- It is constructors responsibility to determine if any wall is load-bearing.
- 6- It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.
- 7- It is contractor's responsibility to notify the Building Control and get approval before any work commences.
- 8- All work carried out at clients risk.
- 9- The copyright of this drawing belongs to Se & Se Consultancy Ltd.

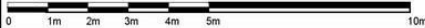


DRAFT



Existing Basement

1:100 @A4



Address	94 Queensway, London W2 3RR	Rev	V1	Date	23/06/2022	 Se & Se Consultancy Ltd. E: info@seandse.co.uk M: +44 (0) 7404765500 W: www.seandse.co.uk
Sheet	4/10	Name	Existing Basement	Drawn By	BM	
Reference	QW-2306-EB	Checked By	SS			

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	