

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



23 LEINSTER TERRACE LONDON W2



**SELF CONTAINED BUILDING TO LET
1,485 SQ FT**

**LOCATION**

The property is located on the western side of Leinster Terrace a flourishing parade which has seen significant change and improvement recently with a wide variety of shops and restaurants located in the immediate vicinity. The subject property is close to Bayswater Road.

Queensway, Lancaster Gate, Bayswater and Paddington stations are nearby, providing access to the District, Circle, Central, Elizabeth and overground lines.

ACCOMMODATION

The available accommodation comprises an attractive self-contained three storey building with retail on the ground floor.

The approximate floor areas are as follows.

Lower Ground	516 sq ft
Ground floor	334 sq ft
First floor	312 sq ft
Second floor	323 sq ft
TOTAL	1,485 sq ft

AMENITIES

- * High end residential location
- * 24 hour access
- * Attractive period façade
- * Window frontage
- * Patio to the rear
- * Comfort cooling on the ground floor

USE

Ground floor currently A2 use for estate agent but could be any other class E use.

LEASE

Assignment of a lease expiring in 2031 or a new lease direct from the landlord.

RENT

£70,000 per annum exclusive

RATES

The RV is £20,500; rates payable approximately £11,400 per annum

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING


By appointment through sole agents, Wiltshire Daniels

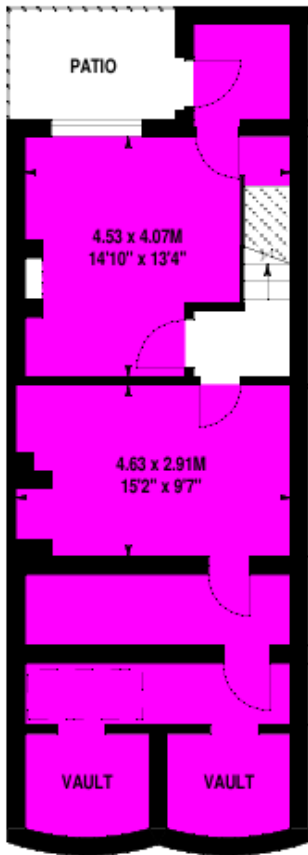
Contact Daniel Isaacs on 020 7529 5559
email: dbi@wiltshiredaniels.com



Leinster Terrace, W2

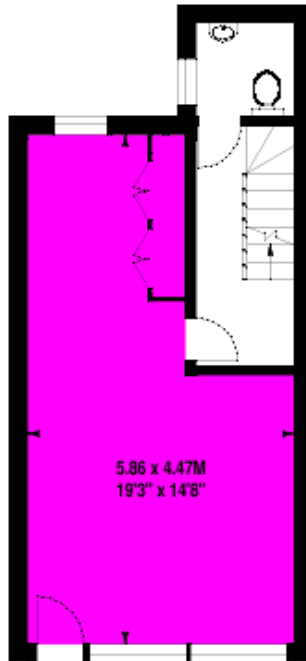
Approximate Net Internal Area 138 sq.m / 1485 sq. ft

 Under 1.5m head height



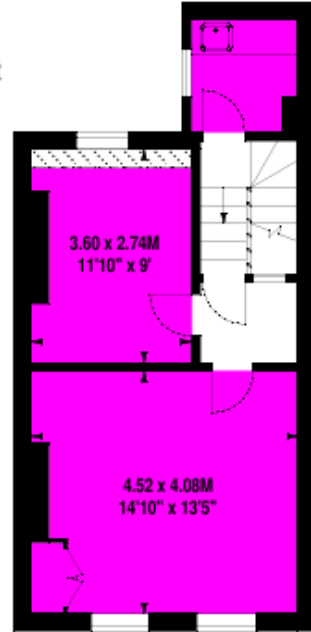
Lower Ground Floor

Approximate NIA 48 sq.m / 517 sq. ft



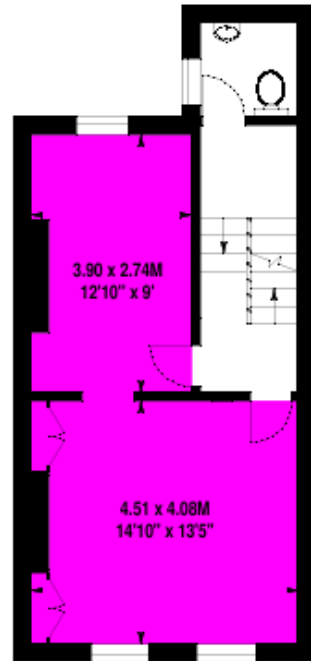
Ground Floor

Approximate NIA 31 sq.m / 334 sq. ft



Second Floor

Approximate NIA 30 sq.m / 323 sq. ft



First Floor

Approximate NIA 29 sq.m / 312 sq. ft