

Restaurant Opportunity

1-2, Lauderdale Parade, Maida Vale, W9 1LU

Colliers

New Lease Available

Fully Fitted Restaurant / Bar
Dual External Trading Terrace



Location

The Property is located on the corner of Lauderdale Road and Castellain Road in the heart of Maida Vale, one of west London's most desirable and characterful neighbourhoods. Maida Vale and Warwick Avenue Underground stations are both a short walk, providing access to the Bakerloo line, with Paddington reachable in under 10 minutes, offering connections to the Elizabeth line and mainline rail services. Oxford Circus and the West End are accessible in approximately 15 minutes. The site is in proximity to the south side of Paddington Recreational Ground.

The surrounding area boasts a well-established food and drink scene, with a strong selection of well-regarded local establishments. Nearby operators include **Gails**, **Starbucks**, **Everyman Cinema**, **The Summerhouse**, **The Waterway**, **Crocker's Folly** and several independent operators.

Accommodation

The Property comprise a double fronted restaurant on the ground floor of an attractive Victorian red brick and stone framed masonry constructed building. The corner unit allows trade and access from both Lauderdale Road and Castellain Road. The trading space has been extended at the front using a watertight glass and timber frame canopy, offering a Mediterranean style decking. The ground floor comprises a central bar connecting to the commercial kitchen with surrounding trading area (120 covers), customer bathrooms, a function / private dining area and back of house accommodation including an office and utility room.

The upper floors offer two residential flats with a separate access by the rear.

Externally the Property has two outside trading areas, one decked and the other paved, both with open canopy covering.

Terms

The Property is available by way of a new FRI lease on terms to be agreed.

Part of the ground floor is held on a separate lease.

The landlord is open to discussing other freehold or long leasehold agreements, as well as short term opportunities.

Guide Rent

£80,000 per annum exclusive of VAT. The rent is inclusive of rent payable on the other lease.

Rates

We are advised by the Local Authority that the current ratable value is £49,750. Reflecting a rates payable of £24,825.25 (49.9p UBR – 2025/26).

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

Costs

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

EPC

The property has an EPC rating of C (64) – 2 Lauderdale Parade.

Premises License

A copy of the premises license can be provided upon request:

Trading: Mon-Sat 10:00-00:30 & Sun 12:00-00:00

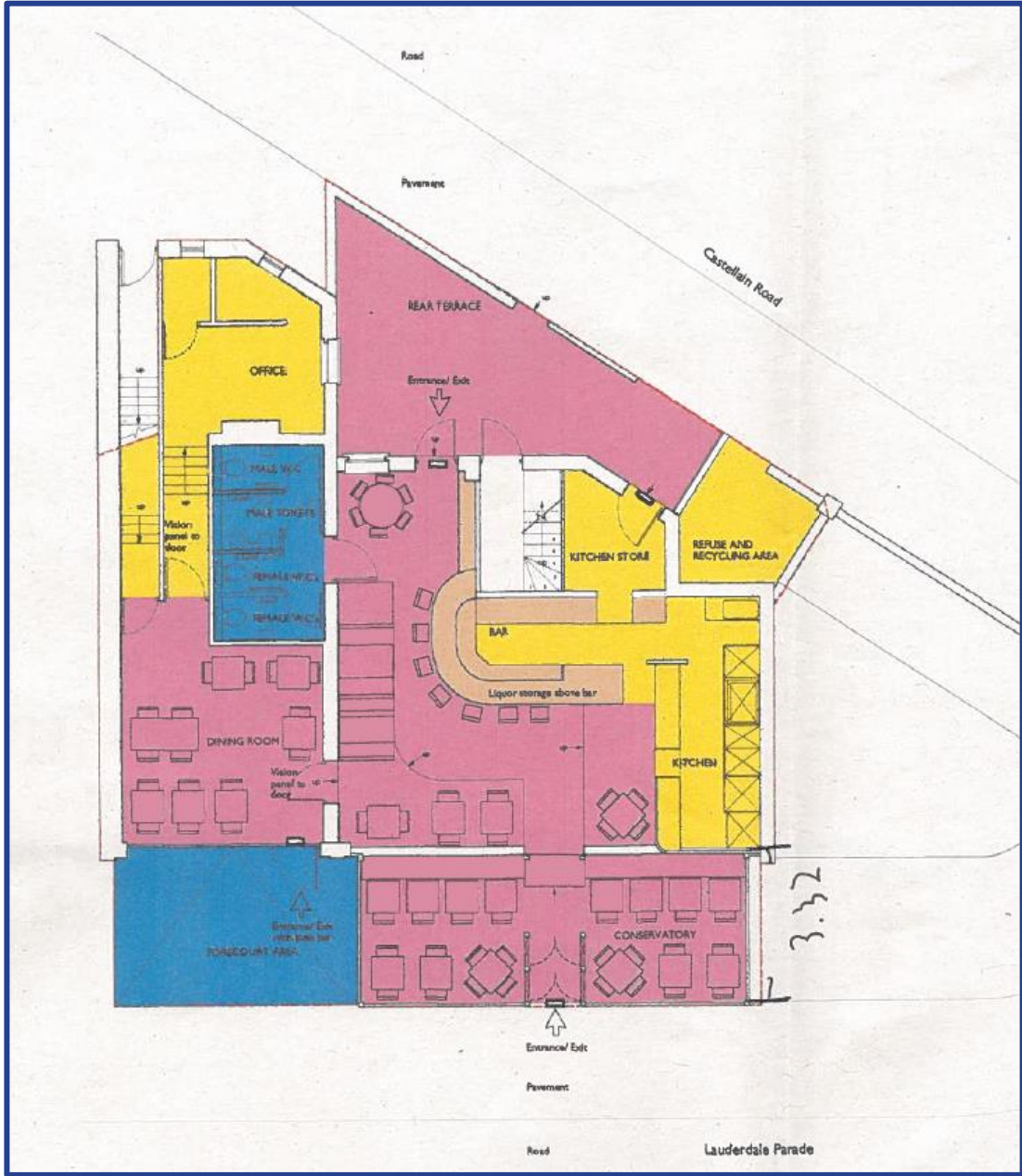
Sale of Alcohol: Mon-Sat 10:00-00:00 & Sun 12:00-23:30

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Floor Plan



Demise and Floor Areas

The property has been measured on a gross internal area (GIA) basis, providing the following approximate areas:

Area	Sq m	Sq ft
Ground Floor (Trading & WC's)	98.62	1,062
Ground Floor (Kitchen & BOH)	58.35	628
Total	156.97	1,690
External Trade Area	58.35	517

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Internal Trading Area



External Trading Area



Castellain Road



Lauderdale Road

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Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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