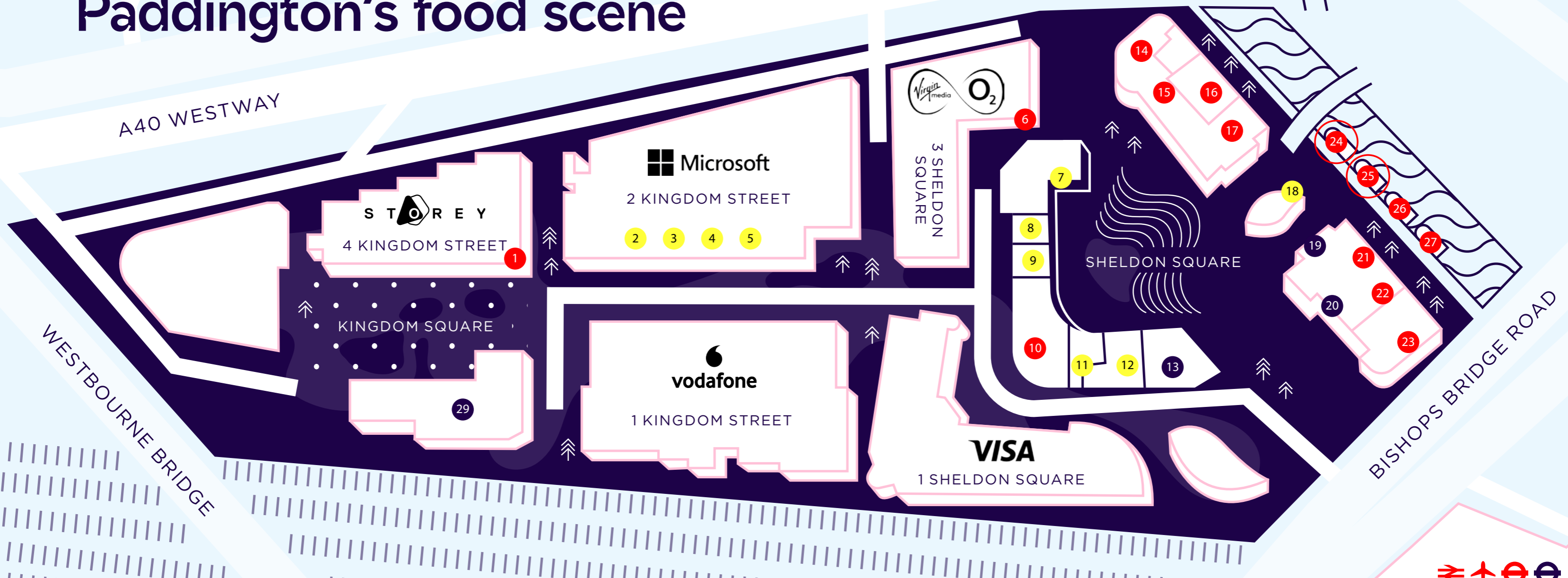


Paddington Central

Unique canalside barge restaurant opportunities

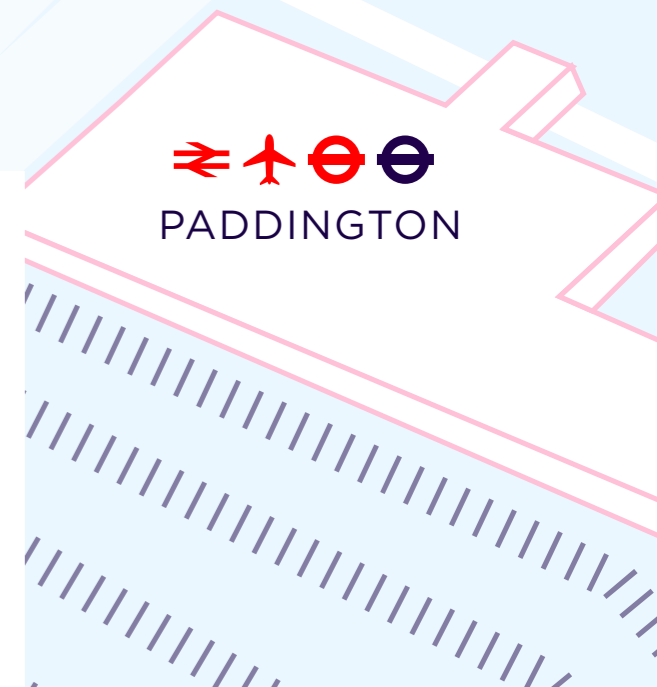


At the centre of Paddington's food scene



- Restaurants, bars and pubs
- Grab & go and shops
- Leisure, gyms and hotels

1 HUCKSTER	6 wagamama	10 PEARL LIANG	14 BEANY GREEN	15 MASSIS	16 VAGA BOND	17 UNION	21 Zizzi	22 AYLLU
23 Smith's Bar & Grill	24 AVAILABLE	25 AVAILABLE	26 The Cheese Barge	27 DARCIE & MAY GREEN				
2 HONI POKE	3 BONATA	4 TOMATA	5 BLACK SHEEP COFFEE	7 Sainsbury's	8 GREGGS	9 tossed	11 itsu	12 *PRET A MANGER*
13 Nuffield Health	19 UNDER OFFER	20 PALL MALL BARBERS	29 NOVOTEL					18 Starbucks



Loyal visitors

By week, a bustling campus of workers, by weekend a visitor hotspot benefitting from people exploring from outside the local area.

64%

of visitors are in the **top three affluent groups**

On weekends

88%

of visitors are based out of the local area

86,193

weekly visitors

76%

of visitors would recommend as a place to socialise

18

Annual frequency of visits

190mins

Average dwell time

£53.33

Average restaurant trip value



Types of visitors



64%

London residents



25%

International tourists



12%

Domestic tourists

Thriving location

Over £100m has been invested in the public realm and new buildings in Paddington Central. Including £7m revitalising Sheldon Square, a dedicated events space, with amphitheatre seating and a big screen.

8,473

Campus workers

22.8k

Local residents
(within half a mile)

1.6m

People walk along
the canal annually
(CACI 2024)



Along the canal you'll find...



North

Little Venice, Stone Wharf, Rembrandt Gardens



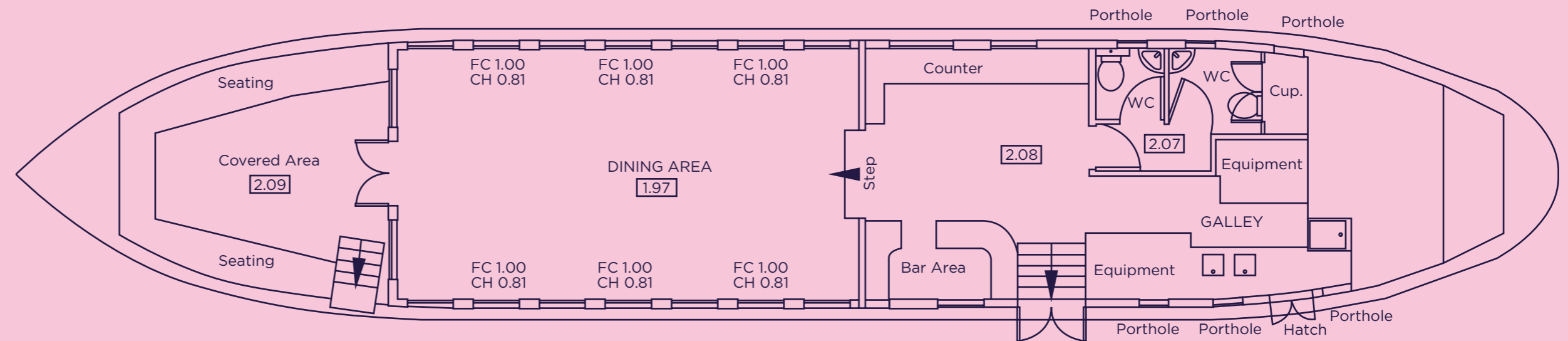
South/East

Floating Pocket Park, Paddington Basin, Merchant Square



The Prince Regent

A unique fitted waterfront restaurant opportunity in a bespoke static barge.



- **GIA:** 469 sq ft
- **Up to 40 internal covers**

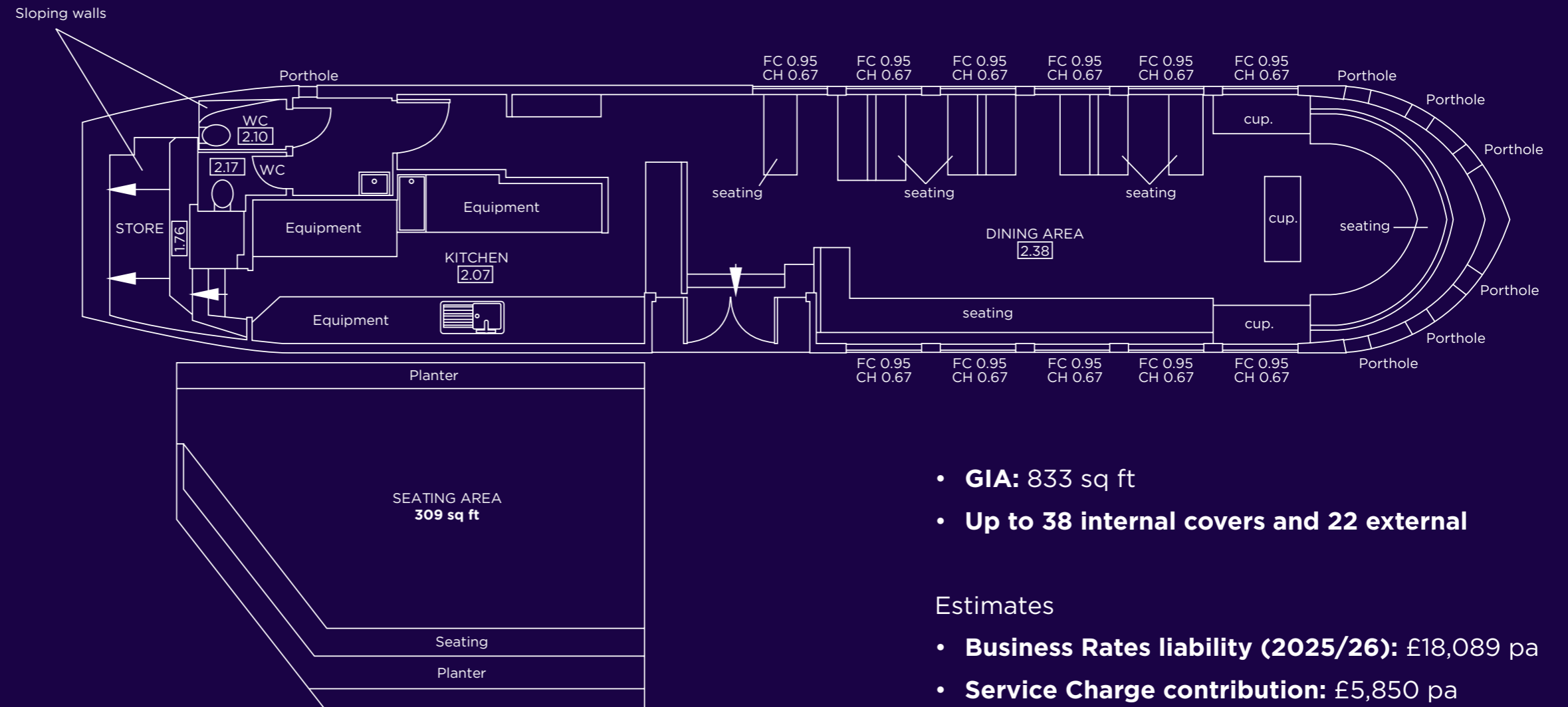
Estimates

- **Business Rates liability (2025/26):** to be reassessed
- **Service Charge contribution:** £5,850 pa
- **Insurance:** £1,976 pa

- The Prince Regent can be static or mobile, to be discussed separately as part of negotiations and subject to additional licencing.
- Access to a 447 sq ft basement kitchen, fitted with extraction, electricity and water supply and is available by way of a separate lease for the occupant of the Prince Regent only. Easily accessible from the barge and within a secured unit.

The Paddington Pioneer

A unique fitted waterfront restaurant opportunity in a bespoke static barge, benefitting from an additional canalside private seating area.



- **GIA:** 833 sq ft
- **Up to 38 internal covers and 22 external**

Estimates

- **Business Rates liability (2025/26):** £18,089 pa
- **Service Charge contribution:** £5,850 pa
- **Insurance:** £2,717 pa

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