

REF: 1663



5-8 QUEENSBOROUGH TERRACE | LONDON | W2 3TA

USE CLASS E (D1) FORMER DAY NURSERY, COMPRISING APPROX. 2,000 SQ. FT. GIA
IN THE HEART OF PADDINGTON, CENTRAL LONDON.

TO BE LET



Bernard
Gordon &
Company

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Situated in a prime central London Location, in the heart of Paddington.

Use class E (D1) former day nursery, comprising approx. 2,000 sq. ft. GIA.

Bayswater Station is a few minutes walk & Queensway and Paddington Stations are also within easy reach.

Paddington, Lancaster Gate and Kensington are easily accessible with a number of high-end shops, café's, restaurants and other amenities.

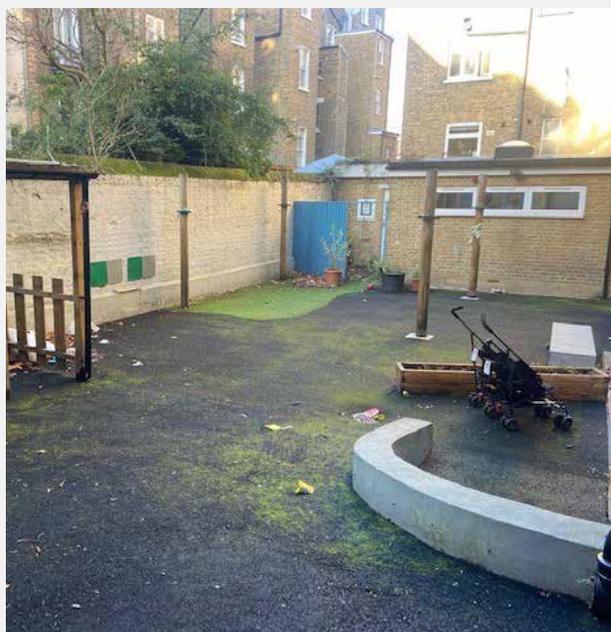
Kensington Gardens is accessible within a very short walk.

Ideal for a number of uses including day nurseries, therapies, medical, offices or alternatively education, training etc. STP.

Available with vacant possession.

Offers for a new FR&I lease will be invited in excess of £50,000 pax.

Subject to contract.



CONTACT THE TEAM ON:

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LOCATION

The property is in a hugely popular, affluent, Central London location, between Paddington, Notting Hill and Kensington. It is situated along Queensborough Terrace close to its junctions with Porchester Gardens. Paddington and Lancaster Gate are within a short walk, providing access to a number of high-end shops, café's, restaurants and other amenities. Kensington Gardens is also accessible at the end of Queensborough Terrace at its junction with Bayswater Road. There are also a number of 4/5* hotels surrounding the property.

Bayswater Underground Station is within a 4-minute walk (District & Circle Lines), Queensway and Paddington Underground/Railway Station are also both within easy reach (Central, Bakerloo, District, Circle, Hammersmith & City Lines). Bus services readily available.



THE PROPERTY

The available accommodation is situated on part lower ground floor with main access to the unit via a small staircase at the front leading to the lower ground floor on Queensborough terrace. Due to the nature of the building and surrounding floor levels, the rear of the property is situated on the ground floor and provides ground floor access to a children's play area. There is also a shared gated entrance to the side of the property providing step free access to the play area and a rear access if required. The unit benefits from good natural light throughout.

The unit was previously used as a children's day nursery and has been left in reasonable condition in need of some modernization.

The accommodation comprises:

- 4 x classrooms
- Kitchen
- Storage Rooms/Office
- Children W.Cs.

We are advised the total gross internal floor area is approx. 2,000 sq.ft. (185 sq m).



🎯 PLANNING

We are advised the property has planning permission for use class E (formerly D1)
NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E and is therefore deemed ideal for a number of uses including day nurseries, creche, medical, health care, dental, therapies etc. or other uses such as education/tuition or training etc., subject to a change of use to F1.

🎯 EPC

Band C.

🎯 RATING

TBA.

🎯 VAT

The Lessor advises the property is NOT elected for VAT purposes.

🎯 RENT

Offers for a new FR&I lease, are invited excess of £50,000 per annum exclusive, subject to contract.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3,000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



INSPECTIONS STRICTLY BY APPOINTMENT ONLY

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

April 2022.

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