

To Let

The Royal Lancer, Lancefield Street, London W10 4NZ



Location

The subject property is located within the affluent area of Queen's Park, situated approximately 0.5 miles south of Queen's Park underground station, which is served by the Bakerloo Line, providing a quick service to Paddington and Waterloo.

The property is situated in a predominantly residential area, occupying a corner location, with a couple of convenience operators located on Mozart Street.

Description

The premises are arranged over ground, first and second floors providing the following approximate gross internal floor areas:

Ground floor:	94.12 sq m	1,013 sq ft
First floor:	101.96 sq m	1,097 sq ft
Second floor:	33.58 sq m	361 sq ft
Total:	229.66 sq m	2,471 sq ft

Tenure

Leasehold

Terms

Available by way of a new FRI lease for a term to be agreed. Subject to 5-yearly upward-only rent reviews.

Rent

£36,000 pax

Use

The property benefits from A4 use.

Business Rates

The premises are to be re-assessed and interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

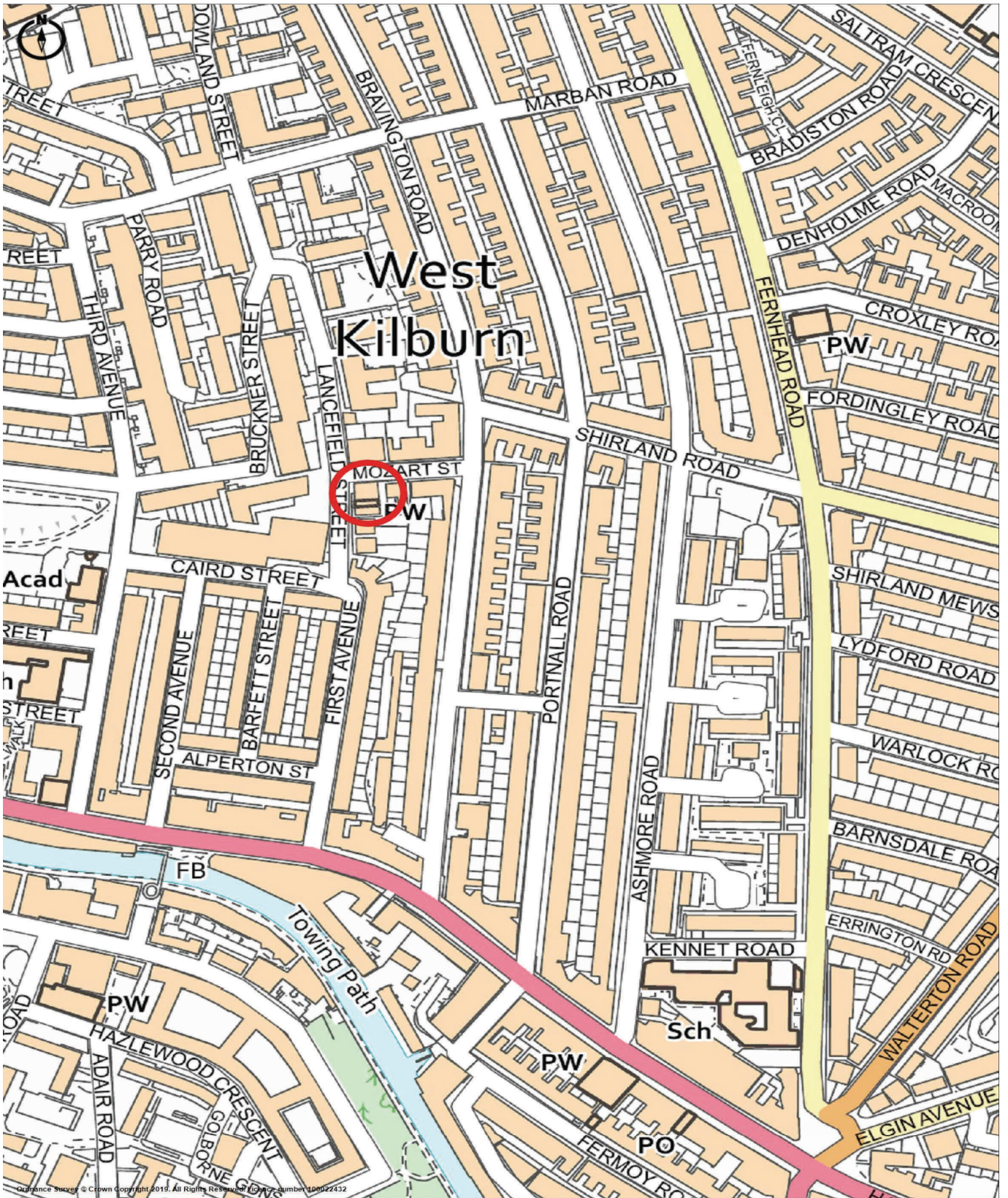
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and will be available as soon as possible.

VAT

VAT, if applicable, will be charged at the standard rate.



Ordnance Survey © Crown Copyright 2019. All Rights Reserved. Licence number 100022432

Promap v2
 LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
 Licence number 100022432
 Plotted Scale - 1:4500. Paper Size - A4

**AVISON
 YOUNG**

Avison Young
 22 Ganton Street, London W1F 7FD
 Avison Young is the trading name of GVA Grimley Limited. ©2019 GVA Grimley Limited

July 2019

File number: 028905253

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure) is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.