

lot 18

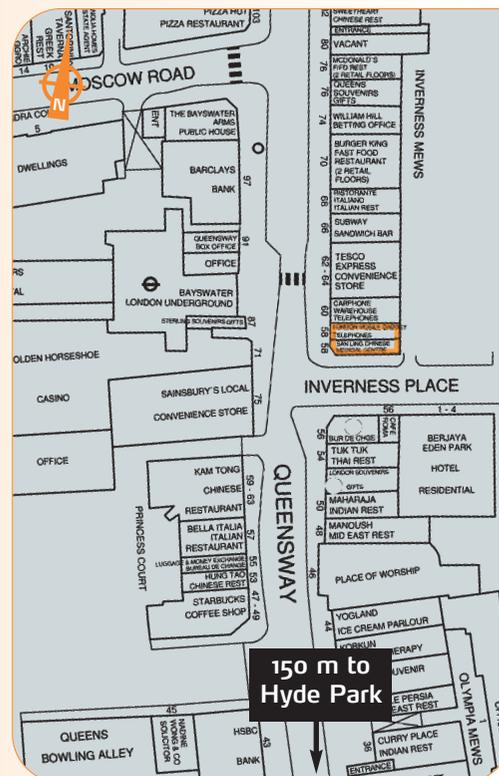
# 58 Queensway, Bayswater City of Westminster, London W2 3RL

Rent  
**£104,183.40**  
per annum  
exclusive  
(subject to  
note 1  
opposite)

Freehold Retail, Office and Residential  
Investment

- Highly affluent and fashionable West End location
- Neighbouring occupiers include McDonald's, Barclays Bank, Carphone Warehouse, Sainsbury's, Starbucks and The major Whiteleys Shopping Centre
- 150 metres from Hyde Park
- Opposite Bayswater Underground Station
- Active management potential





**lot 18**

Rent  
**£104,183.40**  
per annum  
exclusive  
(subject to  
note 1 below)

**Location**

**Miles:** 150m from Hyde Park  
1 mile west of Oxford Street  
1 mile east of Notting Hill and Kensington  
**Roads:** A40, Bayswater Road (A402), Edgware Road (A5)  
**Rail:** Bayswater Underground Station (Circle Line, District Line), Queensway Underground Station (Central Line), London Paddington Railway Station  
**Air:** London City Airport, London Heathrow Airport

**Situation**

The highly affluent and fashionable West End suburb of Bayswater is one of Central London's most prestigious and desirable retail, office and residential locations. The property is situated in a prominent corner location on the east side of Queensway at its junction with Inverness Place. The property occupies a prime position opposite Bayswater Underground Station. Neighbouring occupiers include McDonald's, Barclays Bank, Carphone Warehouse, Sainsbury's, Starbucks and The major Whiteleys Shopping Centre.

**Description**

The property comprises an attractive end of terrace period building comprising 2 retail units on the ground floor with ancillary accommodation in the basement. The first to fourth floors consist of residential flats with offices on the first and second floor mezzanine levels. The offices and flats are accessed separately via Inverness Place.

**Tenure**

Freehold.

**VAT**

Vat is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent	Reviews/ (Reversion)	
58 Queensway	Basement Ground	Ancillary Retail	86.77 sq m 45.20 sq m	(934 sq ft) (487 sq ft)	<b>MR LIN JUN WEN t/a San Ling Medical Centre</b>	20 years from 01/02/2012 until 2032	£54,500	01/02/2017
58a Queensway	Ground	Retail	19.88 sq m	(214 sq ft)	<b>INSTYLE (LONDON) LIMITED t/a London Mobile Gadgets</b>	10 years from 28/11/2003	£37,500	(27/11/2013)
7 Inverness Place 1 (Lower)	First	Office	11.71 sq m	(126 sq ft)	<b>MR MOHAMED FAUD CHEDDOUD</b>	6 months from 10/12/2012	£4,766.70 (1)	(09/06/2013)
7 Inverness Place	Second	Office	12.17 sq m	(131 sq ft)	<b>S PAVITHRAN</b>	1 year from 25/07/2012	£5,416.70 (1)	(24/07/2012)
7 Inverness Place - Flat 1		Residential		<b>INDIVIDUAL (2)</b>	150 years from 1st January 2003 until 2152	£500		
7 Inverness Place - Flat 3		Residential		<b>INDIVIDUAL (2)</b>	150 years from 1st January 2003 until 2152	£500		
7 Inverness Place - Flat 4		Residential		<b>INDIVIDUAL (2)</b>	150 years from 1st January 2003 until 2152	£500		
7 Inverness Place - Flat 5		Residential		<b>INDIVIDUAL (2)</b>	150 years from 1st January 2003 until 2152	£500		

**Total Commercial Floor Area** 175.73 sq m (1,892 sq ft) **£104,183.40**

(1) As to the first and second floor offices, the rents shown above are inclusive of business rates.  
(2) The seller has served notices on the residential tenants under Section 5 of the Landlord and Tenant Act 1987.

**For further details please contact:**  
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