



# To let

Retail Unit

Unit A, 175-185 Praed Street, Paddington,  
W2 1RH

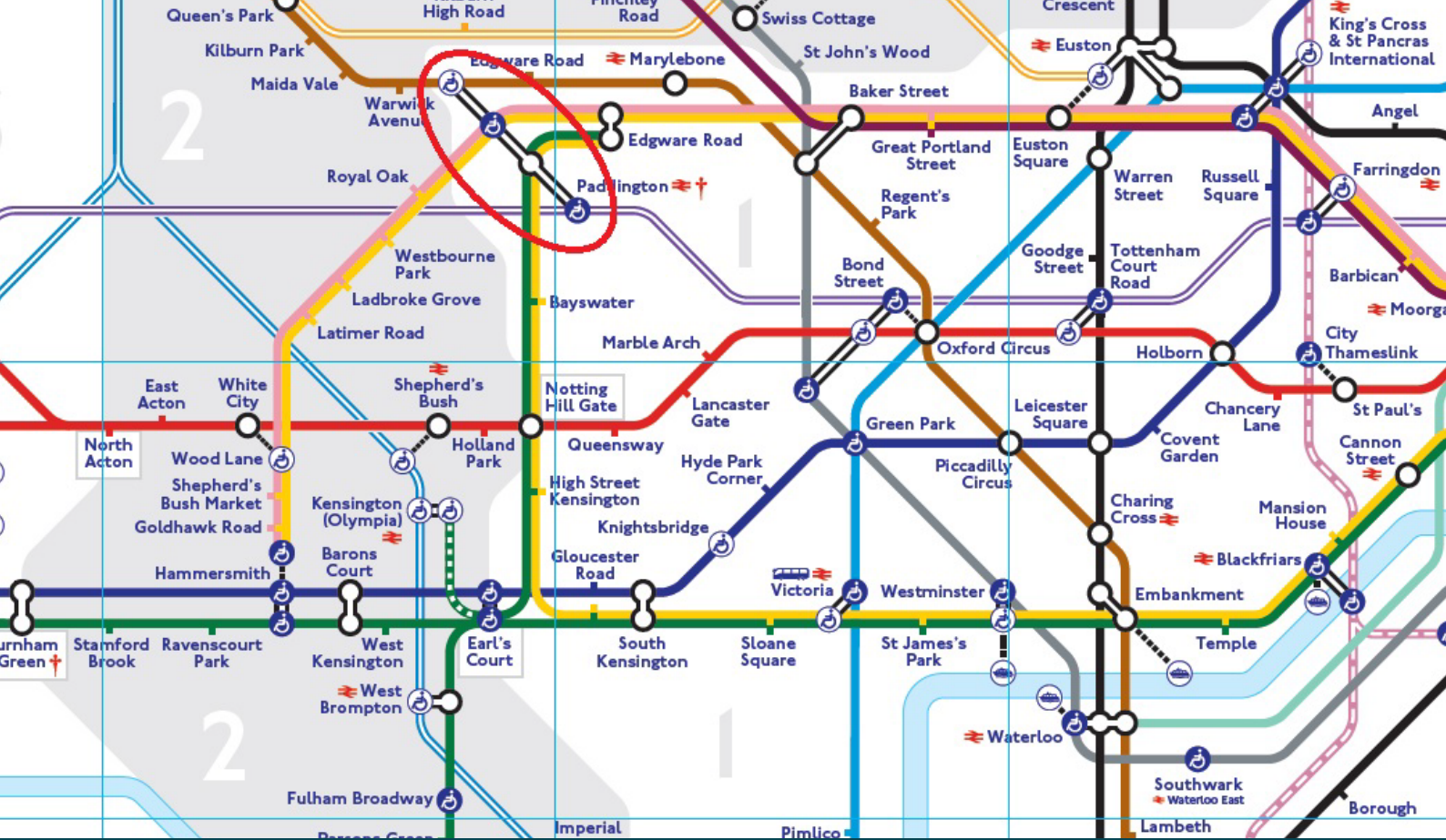


Paddington Underground station is in West London within the London Borough of Kensington, positioned adjacent to Paddington National Rail station. The station is served by multiple underground lines including the Bakerloo, Circle, District and Hammersmith & City lines, alongside the Elizabeth line, providing direct access to key destinations such as the West End, the City, Canary Wharf and Heathrow Airport. National Rail services by Great Western Railways and the Heathrow Express further enhance this connection.

The area is undergoing rapid transformation with new developments such as Paddington Square and Paddington Central, adding thousands of workers, residents and visitors to the area.

## Zone 1

## 52.2 million Annual Station Footfall.



**Description:**

The unit comprises a prominent commercial space positioned at the end of the historic Paddington Underground station façade on Praed Street. Arranged over ground and first floor levels, it benefits from a fully glazed ground floor frontage. The unit enjoys strong visibility in a high-footfall location, forming part of a parade occupied predominantly by food and beverage operators.

**Unit Size:**

Ground Floor: 161 sq ft (15 sq m)

First Floor: 172 sq ft (16 sq m)

**Services:**

Water, power and drainage

**Usage:**

F&B or Retail

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

**Rent:**

The rent payable to be a base rent of £55,000 pax or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

To be reassessed.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

**ALL ENQUIRIES:**

Victoria Davies  
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Will Wheeler  
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