



GENIUS GROUP

Specialist in leisure & retail property since 1994

PADDINGTON LEASEHOLD OPPORTUNITY

24-26 SPRING STREET, PADDINGTON LONDON, W2 1JA



Description

Situated in Spring Street close to Praed Street, Edgware Road and Hyde Park and within easy reach of the shops, bars, cafes and restaurants of the surrounding area, Bayswater and Mayfair.

The premises are in close proximity to Paddington railway and underground station.



Ground Floor and Basement is approximately **3,621 sq ft**

Viewing by prior appointment with Genius1Group:

Brandon Elmon
07970 441122
brandon@genius1group.com

www.genius1group.com

Lease

New lease on terms to be agreed.

Further Information

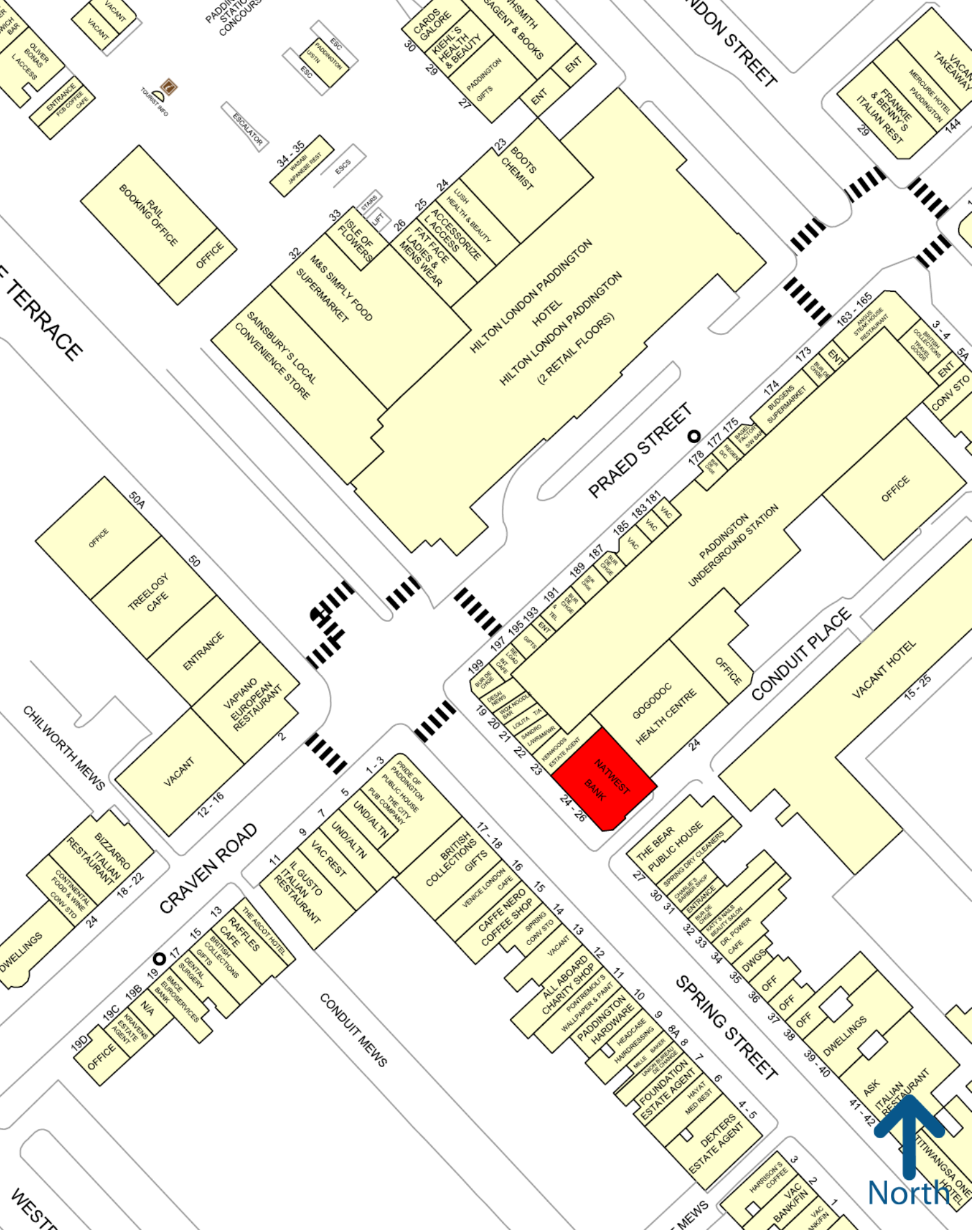
An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.



GENIUS GROUP

3 Middleton Place, Fitzrovia, W1W 7TB

Genius1 Group provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any party of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Genius1 Group Limited.



3 Middleton Place, Fitzrovia, W1W 7TB

Genius1 Group provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any party of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Genius1 Group Limited.