

## TO LET Prime Basement Garage

Gilray House/Garston House, Elms Mews, Bayswater Road  
London W2 3PN



### Contact

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## Location

The subject property is located in the busy area of Bayswater, West London. It lies between Hyde Park, Paddington and Queensway. Lancaster Gate tube station and Paddington train station are only a short walk away.

The surrounding area is mixed residential and commercial in character with a high number of hotels in close proximity.

## Description

The property comprises the basement of a six storey building with residential on the upper floors.

The garage is currently used for car rental/storage purposes and is configured to provide an open plan area with approximately 50 marked spaces, two valeting bays, a customer reception and small office.

## Rateable Value

We are advised that the Rateable Value for the property is £102,000 and the UBR for 2022/23 is 52.4p in the £. The property is listed as car parking spaces and premises.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

## Terms & Tenure

The property is available by way of an assignment of the existing lease dated 15 March 2018 for a term of 15 years, expiring 14 March 2033.

## EPC

Energy Performance Asset Rating – tbc.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

All viewings to be arranged via the sole letting agents.

## Prime car rental garage

Located in the busy area of Bayswater

Suitable for car rental and parking uses

1,750.40 sq m  
(18,841 sq ft)



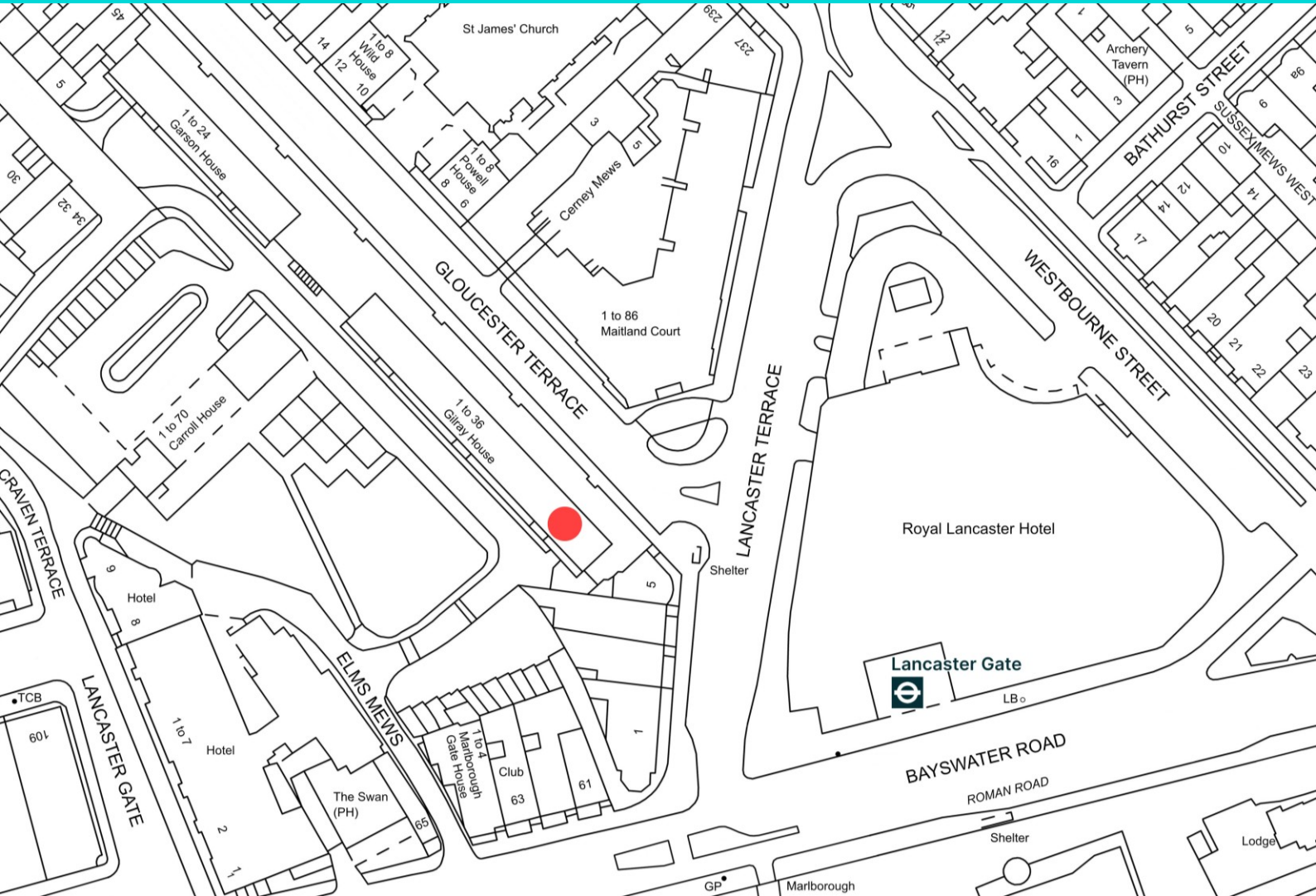


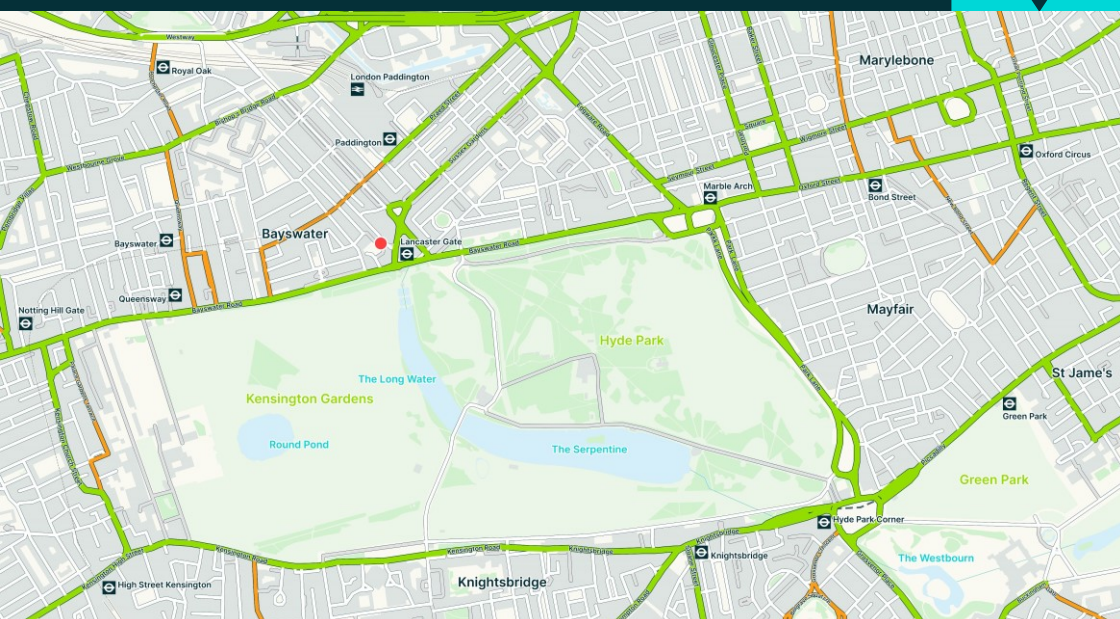
Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Parking area and valet bays	1,615.9	17,393
Offices	134.5	1,448
Total	1,750.4	18,841

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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