

## TO LET Prime Basement Garage

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



Restricted Use  
Vehicle Hire or Storage use only

### 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.

Please click [here](#) to view a walkthrough video

## EPC

Energy Performance Asset Rating – C.

## Terms & Tenure

The property is available by way of an assignment or sublease. The existing lease expires 14 March 2033.

## VAT

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

## Rateable Value

We are advised that the Rateable Value for the property is £102,000 and the UBR for 2024/25 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)

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties.

Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same

## Viewing

All viewings to be arranged via the sole letting agents.

**Prime car rental garage  
Vehicle Hire or Storage  
use only**

**Located in the busy  
area of Bayswater**

**Suitable for car rental  
and parking uses**

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



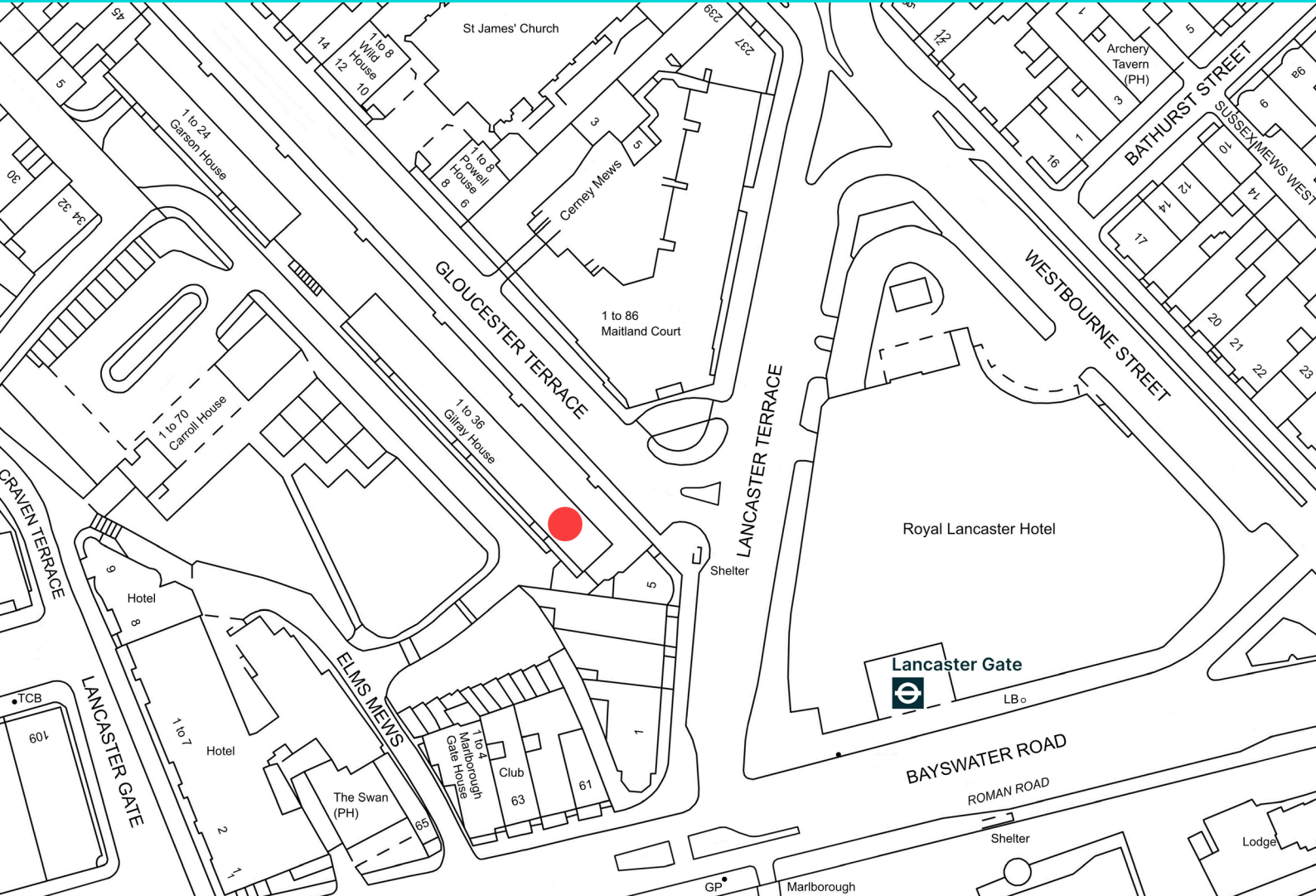


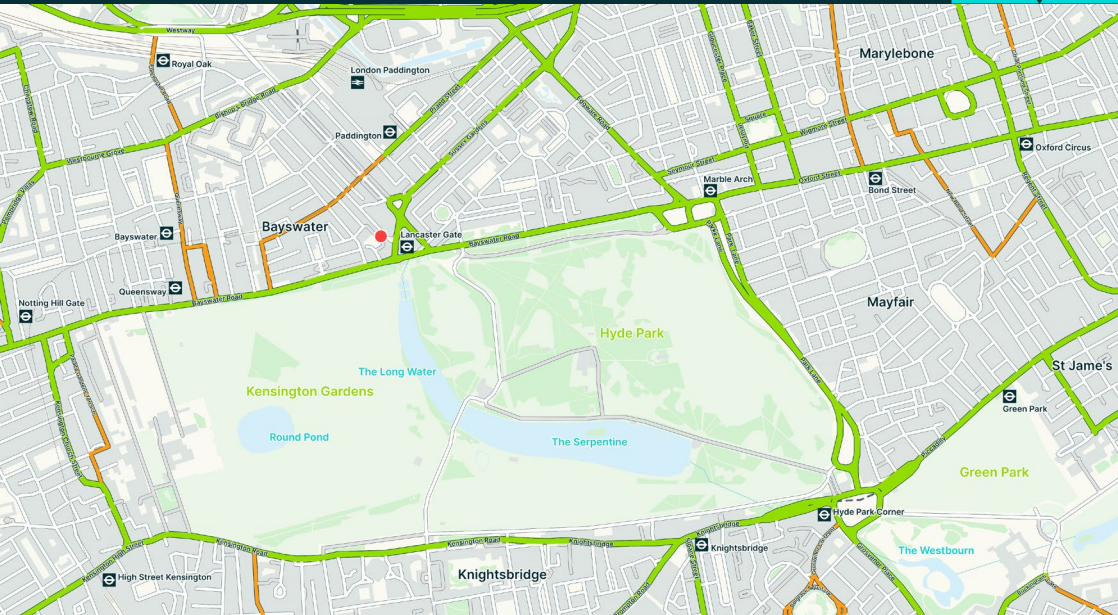
Accommodation

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
<b>Total</b>	<b>1,750.4</b>	<b>18,841</b>

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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