



Former public house (sui-generis) with ancillary accommodation

ROYAL LANCER

16 Lancefield Street, Queens Park, W10 4NZ

Leisure, Mixed Use, Other
TO LET

2,957 sq ft
(274.71 sq m)

- Shell & Core condition ready for a tenants fit out
- Arranged over 4 floors basement - second floor
- 4 rooms over first and second floors
- Situated in close proximity to Westbourne Grove and Queen's Park Underground Stations
- Located in the Heart of the London Borough of Westminster on the borders of Queens Park, Kensal Rise and Maida Vale

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Summary

Available Size	2,957 sq ft
Rent	£70,000 per annum
Business Rates	Interested parties are advised to rely on their own enquiries.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Shell & Core former Public House arranged over basement, ground, first and second floors.

The basement was formally used as a cellar and storage with the ground floor used as a public bar / pub. The upper first and second floors are arranged over 4 rooms with ancillary kitchen and w/c's and a shower.

Location

The Royal Lancer is located in the Heart of the London Borough of Westminster in a prominent location on the corner of Mozart Street and Lancefield Street. The property is bordered by the affluent neighbourhoods of Queens Park, Kensal Rise and Maida Hill / Maida Vale offering access to a large West London residential area. Situated in close proximity to Westbourne Grove (10-15 minute walk) and Queen's Park Underground Stations (7-12 minute walk).

Accommodation

The accommodation comprises the following areas:

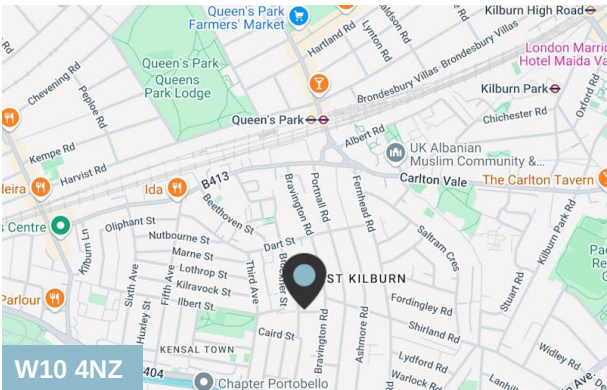
Name	sq ft	sq m	Availability
Basement	750	69.68	Available
Ground	1,087	100.99	Available
1st	718	66.70	Available
2nd	402	37.35	Available
Total	2,957	274.72	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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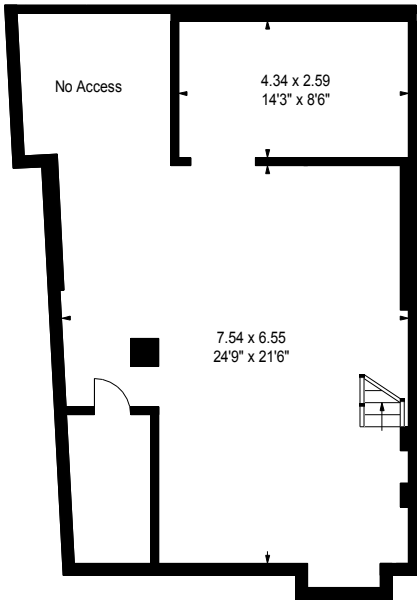
More properties @ dutchanddutch.com

Approximate Floor Areas GIA

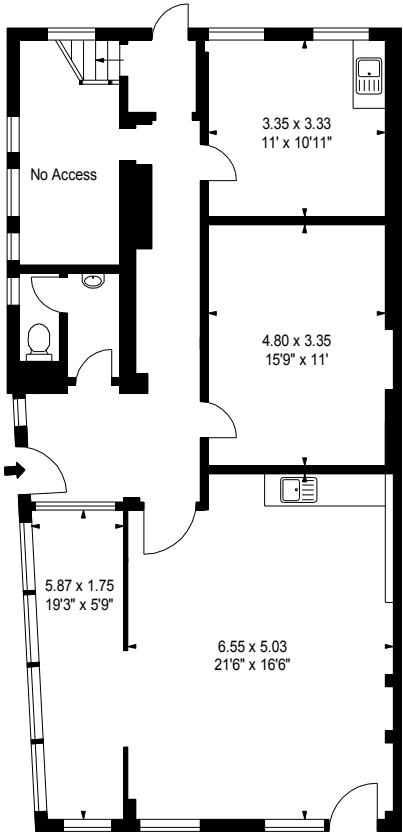
The property has the following approximate gross internal areas:

Royal Lancer

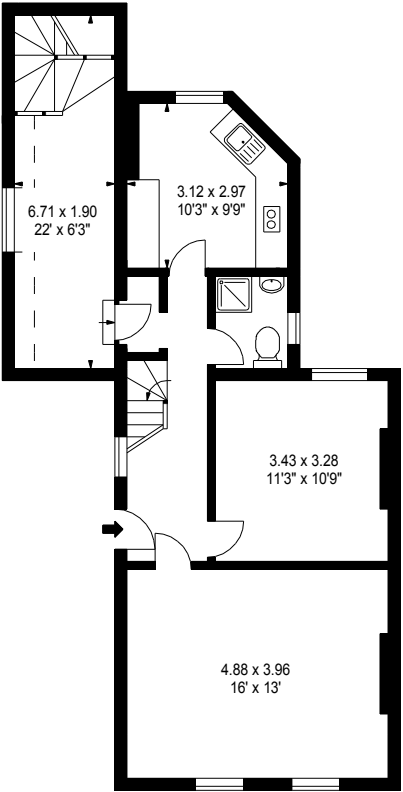
FLOOR	SQ M	SQ FT
BASEMENT	70	750
GROUND	101	1,087
FIRST	67	718
SECOND	37	402
TOTAL	275	2,957



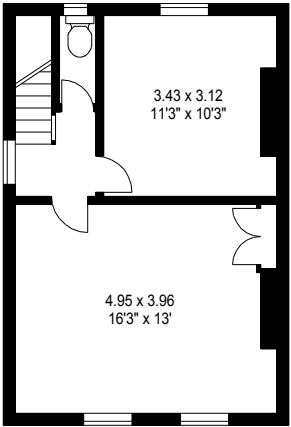
CELLAR
750 Ft ²



GROUND FLOOR
1087 Ft ²



FIRST FLOOR
718 Ft ²



SECOND FLOOR
402 Ft ²