

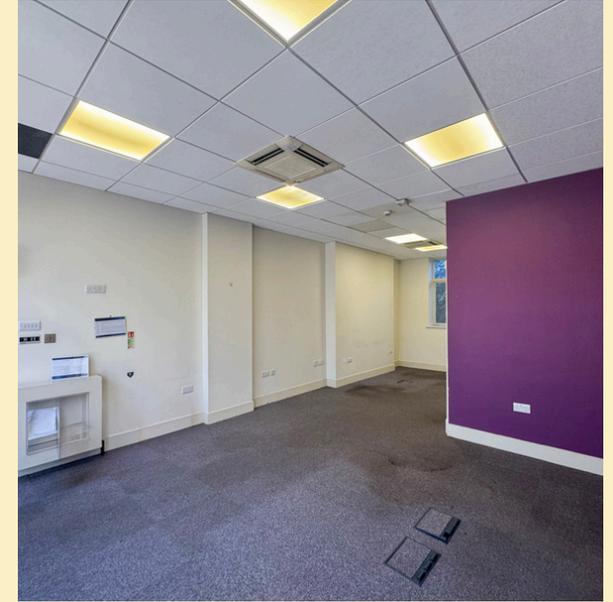
23 Leinster Terrace

London W2 3ET

RIB

ROBERT IRVING BURNS

Description



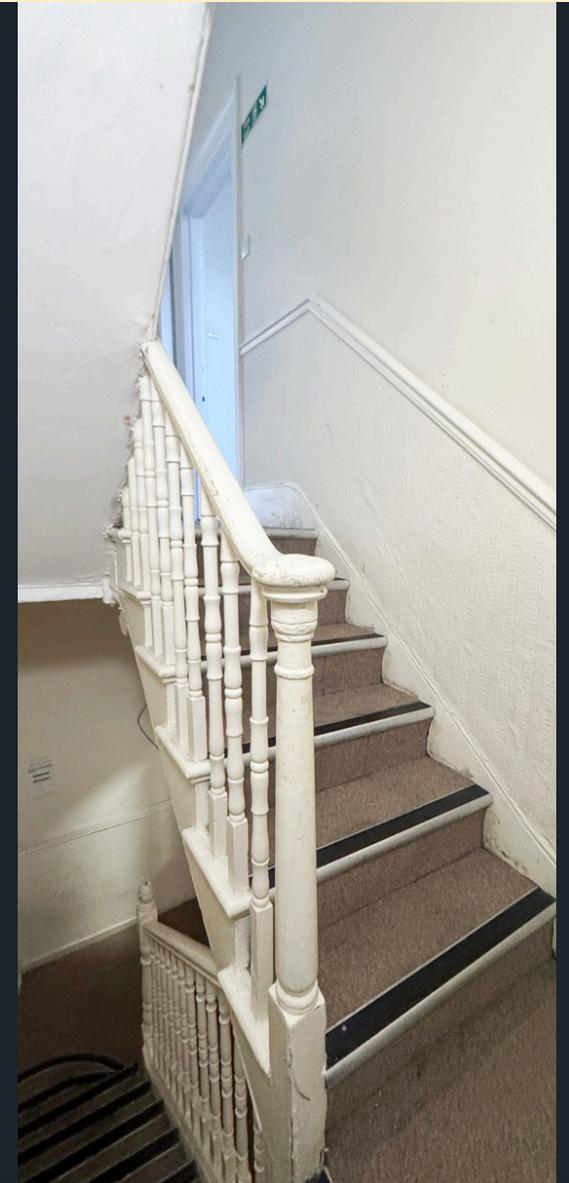
TO LET

SELF-CONTAINED PROPERTY OVER 4 FLOORS
SUITABLE FOR CLASS E USES

This rare self-contained property on Leinster Terrace is arranged over four floors and offers excellent versatility for a wide range of occupiers. The building benefits from an attractive retail frontage, two WCs, a fitted kitchen, a small rear courtyard, two storage vaults, and comfort cooling to the ground floor (not tested).

The elegant frontage and efficient internal layout lend themselves well to a variety of uses, including restaurant/café, medical or dental practice, boutique retail, or a private office.

Leinster Terrace continues to attract high-end cafés, restaurants and premium retailers, making this a sought-after pitch for operators looking to establish a strong presence in Bayswater.



Location

The property is located on the western side of Leinster Terrace a flourishing parade which has seen significant change and improvement recently with a wide variety of shops and restaurants located in the immediate vicinity. The subject property is close to Bayswater Road. Queensway, Lancaster Gate, Bayswater and Paddington stations are nearby, providing access to the District, Circle, Central, Elizabeth and overground lines.

Local tenants

- 01 The Barbary
- 02 Sundays in Brooklyn
- 03 Space NK
- 04 Prezzomolo Vitale
- 05 Cocotte
- 06 Planet Organic
- 07 Tab x Tab
- 08 Gails
- 09 Joe and Juice
- 10 Psyche
- 11 Boots
- 12 Six Senses
- 13 Thirdspace
- 14 M&S
- 15 Rudys
- 16 Pizza Pilgrims
- 17 Barrys
- 18 Guillam Coffee

Developments

- 19 The Whiteley
- 20 The William
- 21 GM Estates
- 22 Vabel
- 23 The Bourne Ownership
- 24 Park Modern
- 25 Paddington Square



Amenities

01 SELF-CONTAINED

04 COMFORT COOLING (NOT TESTED)

07 PERIOD BUILDING

02 FIBER INTERNET CONNECTION

05 KITCHENETTE

08 GREAT LOCATION

03 RETAIL FRONTAGE

06 2 WCS

09 SMALL REAR COURTYARD

Financials

FLOOR	TOTAL
SIZE (SQ.FT.)	1,485
QUOTING RENT (P.A.)	£75,000
ESTIMATED RATES PAYABLE (P.A.)	£8,856
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£83,856

Further information

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

Not elected for VAT.

EPC

65 C

Contact us

JIM CLARKE

020 7927 0631

Jim@rib.co.uk

MATTHEW MULLAN

0207 927 0622

Matthewm@rib.co.uk

THOMAS D'ARCY

020 7927 0648

Thomas@rib.co.uk

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

February 2026

RIB

ROBERT IRVING BURNS