

TO LET CLASS E UNIT

99 FRAMPTON STREET
LONDON | NW8 8NA



**FORMER RESTAURANT/
TAPAS BAR
EXCELLENTLY LOCATED
OFF EDGWARE ROAD**



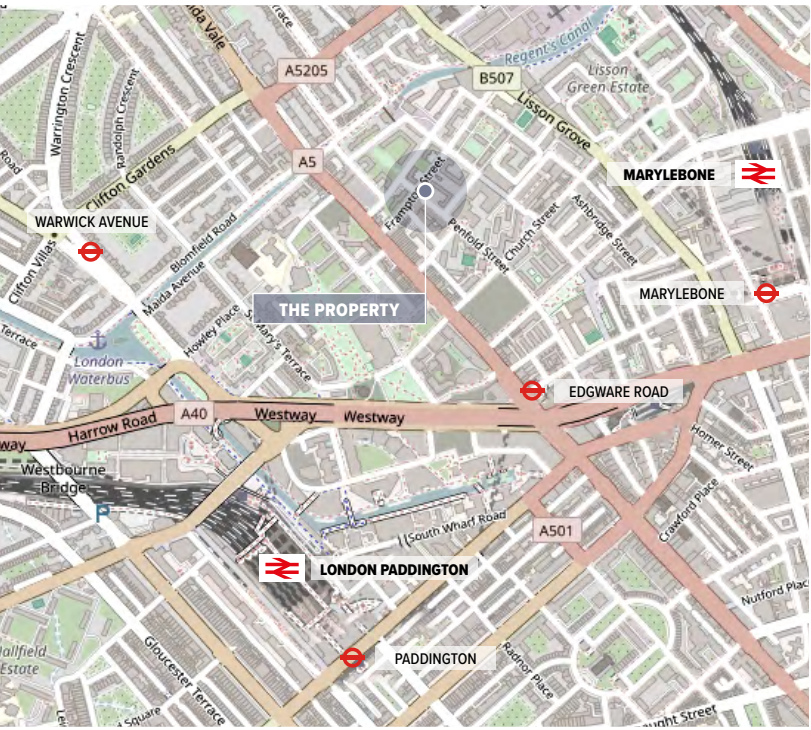
*Images show property under previous occupancy
when operating as a restaurant/tapas bar.*

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

LOCATION

The property occupies a prominent position on Frampton Street, a well-established mixed-use location just off the Edgware Road.

The surrounding area comprises a combination of residential accommodation, local independent retailers, restaurants, cafés and other commercial occupiers, serving both the local community and visitors. The premises benefit from excellent transport links, being within easy walking distance of Edgware Road, Warwick Avenue and Paddington stations.



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DESCRIPTION

The property comprises a former restaurant and tapas bar arranged over ground floor and basement levels. The accommodation on ground floor provides a front bar area, seating area, leading to large rear customer dining area and private dining. The restaurant kitchen, storage and vaults are in the basement. The premises are offered in their existing condition.

ACCOMMODATION

The property has been measured with the following approximate floor areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	83.6	900
Basement	40.88	440
TOTAL	124.48	1,340

Floor plans are available upon request.



AVAILABILITY

The premises are available immediately, subject to completion of legal formalities.

USE

The premises have most recently been used as a restaurant. Class E permits retail, restaurant or office use. Interested parties are advised to make their own enquiries with Westminster City Council.

RENT

£40,000 per annum exclusive of business rates and building insurance.

TERMS

The property is available by way of a new Full Repairing & Insuring (FRI) lease for a term to be agreed, subject to periodic rent reviews.

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BUSINESS RATES

According to the VOA website, the current rateable value (1 April 2026 to present) is £21,000.

Rates Payable based on 38.2p multiplier should be £8,022. Interested parties are however recommended to make enquiries with Westminster City Council.

SERVICE CHARGE

There will be a service charge provision in the lease for contribution toward ad hoc external repairs.

EPC

Energy Rating: B

VAT

There is no VAT payable on the rent.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

MISREPRESENTATION ACT

These particulars are intended as a guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition, permissions for use and other details are provided in good faith but prospective tenants should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of the letting agents has authority to make or give any representation or warranty whatsoever in relation to the property.



VIEWINGS

All viewings are by prior appointment from the Landlord's sole agents, **May & Company**.

COMPLIANCE

Under the Anti Money Laundering (Amendment) Act 2017, we are obliged to verify the identity. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. July 2026.



*For further information about this property,
or to arrange a viewing, please contact:*

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