

LONDON W1

291a Oxford Street

PRIME RETAIL UNIT TO LET

WEST OF OXFORD CIRCUS



LOCATION

The retail unit occupies an excellent trading position on the south side of Oxford Street, just west of Oxford Circus. Retailers within the immediate vicinity include **Zara, JD Sports, Geox, H&M** and **Benetton**. Occupation prior to the Queen's Diamond Jubilee in June and the Olympic games can be delivered.

DESCRIPTION

The premises are arranged over ground floor and basement, part of which is tradeable. There is the opportunity to incorporate approximately 2,000 sq ft of 1st Floor for additional retail space by separate negotiation. The property comprises the following approximate floor areas:-

Frontage	8.75 m	29 ft
Ground Floor Sales	157.47 sq m	1,695 sq ft
Basement Sales	65.08 sq m	700 sq ft
Basement Ancillary	81.00 sq m	872 sq ft
TOTAL	303.55 sq m	3,267 sq ft

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

£915,000 per annum exclusive.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is **£615,000** and the Rates payable are **£278,595**. The UBR for 2011/12 is **45.3p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

VIEWING

By appointment via this office:

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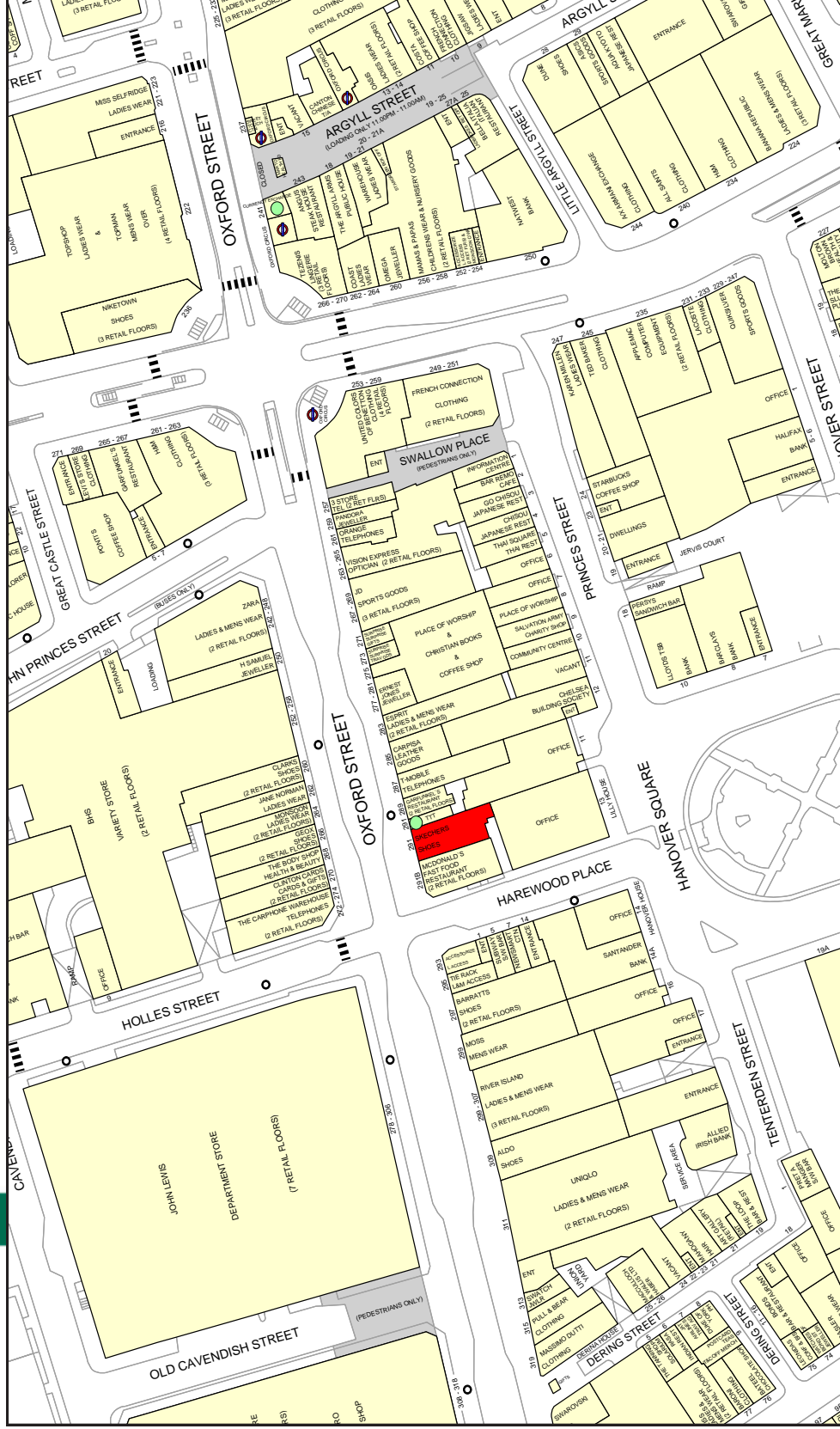
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CBRE

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