

Prime Shop - To Let



LONDON W1

145 OXFORD STREET

LOCATION

The premises occupy a prominent corner position on the south side of Oxford Street at its junction with Berwick Street diagonally opposite **HMV**.

Recent openings nearby include **Waterstones**, **Virgin Media** and **Ann Summers**.

Other well known occupiers in the immediate vicinity include **Marks & Spencer**, **Boots the Chemist**, **Swarovski**, **Orange**, **American Apparel**, **Uniqlo** and **Esprit**.

ACCOMMODATION

The accommodation is arranged over ground and basement floors having the following approximate dimensions and net internal floor areas:

Gross Frontage	7.24m	(23 ft 9 ins)
Net Frontage	7.04m	(23 ft 1 ins)
Return Frontage	10.31 m	(33 ft 10 ins)
Shop Depth	16.15 m	(53 ft 0 ins)
Ground Floor	Sales	167.22 sq m (1,800 sq ft)
Basement	Stock	122.63 sq m (1,320 sq ft)
Total		289.85 sq m (3,120 sq ft)

NB: These areas are 'as proposed' following a reconfiguration of the staircases. Plans can be made available. It may be possible to include additional office or retail accommodation (subject to Planning) on the three upper floors. Full details available on request.

TENURE

Available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review at the expiry of each fifth year.

RENT

£385,000 per annum exclusive.

RATES

We are verbally advised by Westminster Council the property has been assessed for rating purposes as follows:

Rateable Value (2005):	£312,500
Uniform Business Rate (2009/2010):	48.5 p in the £
Rateable Value (2010):	£342,500
Rates Payable (2009/2010):	£151,562.5

Interested parties are advised to make their own enquiries to the City of Westminster Rating Department (Tel: 020 8315 2050).

TIMING

Possession can be granted upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

VIEWING

Strictly by appointment through sole agent **Cushman & Wakefield** Ref:

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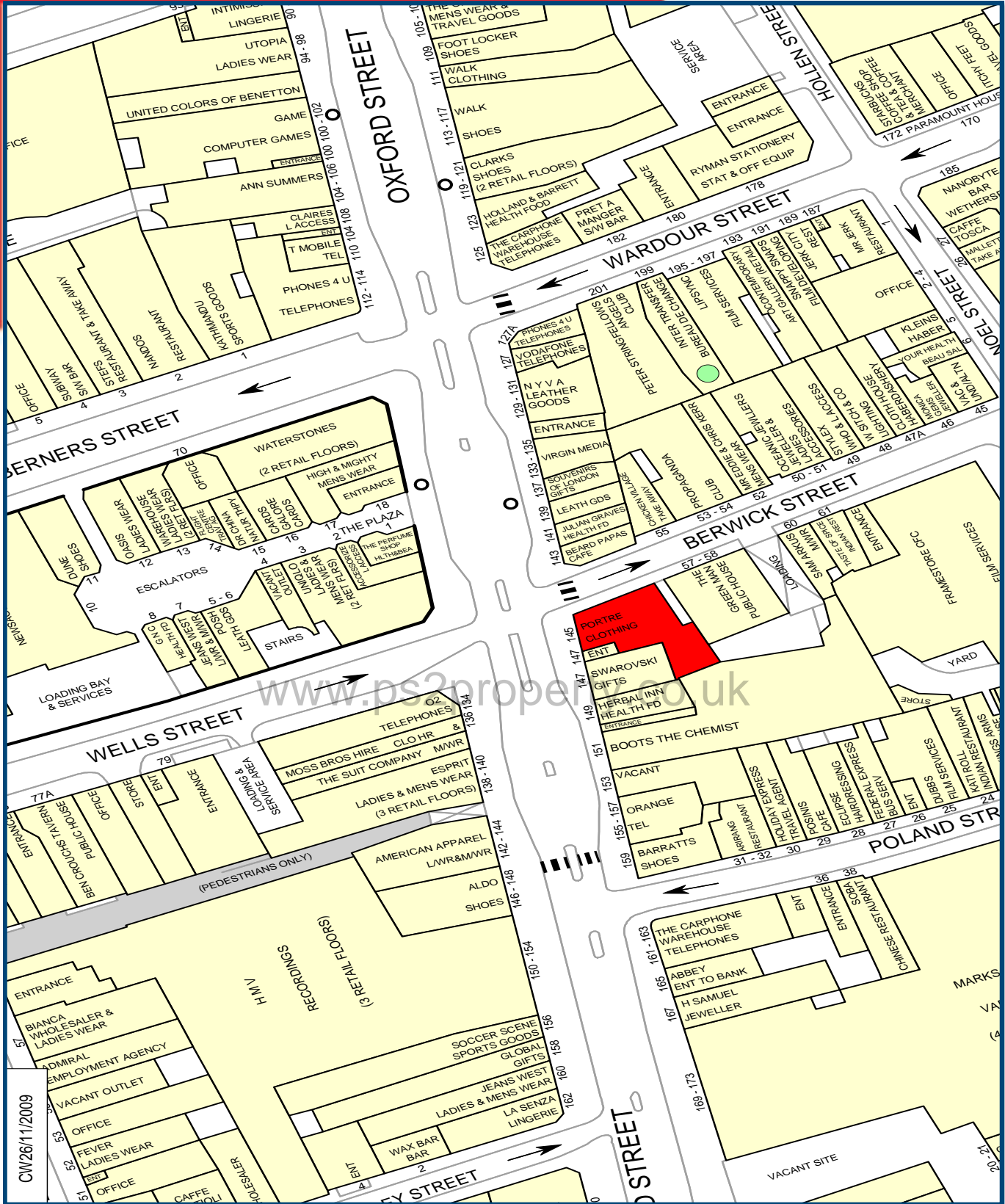
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See important notice overleaf

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