



# 295 Oxford Street

London

**PRIME LEASE FOR SALE** (subject to relocation)

## Rent

Rental offers invited.

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

|               |                  |                   |
|---------------|------------------|-------------------|
| Ground Floor  | 843 sq ft        | 78.31 sq m        |
| <b>Total:</b> | <b>843 sq ft</b> | <b>78.31 sq m</b> |

(Interested parties are advised to verify these areas on site by prior appointment)

## Incentive

Offers invited.

## Property Highlights

- Prime Shop To Let
- High footfall
- Close to Oxford Circus

## Location

The unit is located in a prime position directly opposite John Lewis on Oxford Street, adjacent to Wasabi and Three. Other nearby retailers include Stradivarius, Uniqlo, Swatch, Massimo Dutti, G Star, New Balance and McDonalds.

## Tenure

Lease term to be agreed. All uses will be considered and flexible lease terms available.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

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## Business Rates

|                |         |          |
|----------------|---------|----------|
| Rateable Value |         | £585,000 |
| Rates Payable  | (21/22) | £317,070 |
| Rateable Value |         | £352,500 |
| Rates Payable  | (23/24) | £187,530 |

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

## EPC

The Energy Performance Certificate for the unit is available upon request.

## Location Map



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