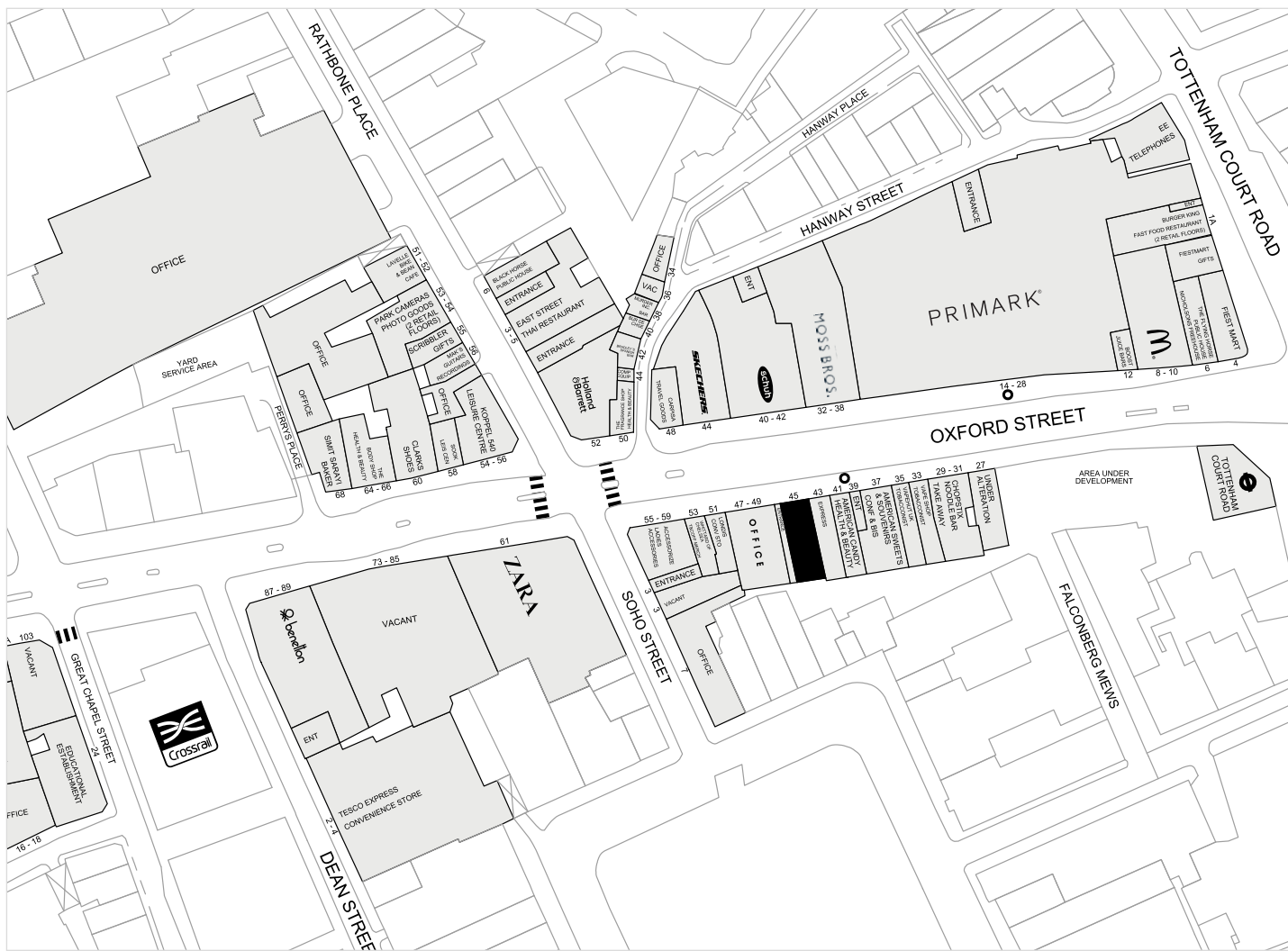

WEST END

45 OXFORD STREET W1



PRIME SHOP
NEW LEASE (SUBJECT TO VP)



LOCATION

Located on the south side of Oxford Street close to Tottenham Court Road station and directly opposite **Primark**. The recent arrival of the Elizabeth line (Crossrail) its anticipated to bring 60 million additional annual footfall to Oxford Street. Retailers trading nearby include **Zara, Benetton, Accessorize, Whittards, Office Shoes, Moss, Skechers, Schuh, Clarks** and **The Body Shop**.

ACCOMMODATION

The premises are arranged on the ground floor and basement providing the following approximate net dimension and internal floor areas:

Gross frontage	20 ft 11 ins	6.39 m
Ground floor	992 sq ft	92.16 sq m
Basement	995 sq ft	92.44 sq m
Vaults	115 sq ft	10.68 sq m
Total	2,102 sq ft	195.28 sq m

TENURE

Subject to vacant possession the shop is available on a new lease for a term to be agreed. The lease will be contracted **outside** the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Upon application.

USE

Class E. Interested parties should make their own planning enquiries with Westminster Borough Council planning department.

RATES

The Local Authority has verbally advised us the property is currently assessed as follows:

Rateable Value £164,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

The staff are not aware of the impending disposal so all viewings are strictly by prior appointment via the sole retained agent:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

3rd Floor
16 Ingestre Place
London W1F 0JJ

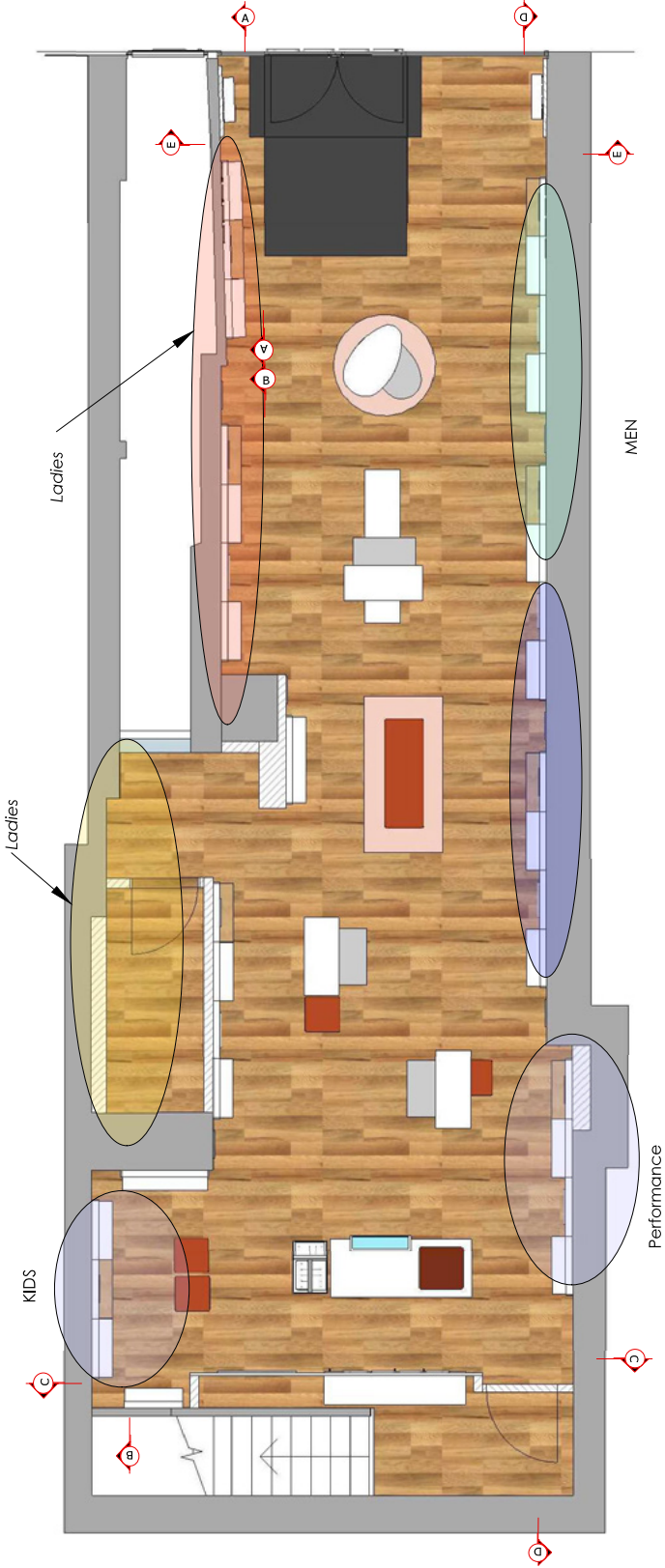
www.bcretail.co.uk



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2023

SUBJECT TO CONTRACT

GROUND FLOOR



Not to scale.
For indicative purposes only.