

SHOP TO LET

LONDON W1

324 OXFORD STREET



Location

The property is located in an excellent location on the north side of Oxford Street, west of Oxford Circus. This section of Oxford Street is considered to be the prime pitch of the street and continues to benefit from unprecedented international spend stimulated in part by the proximity of Bond Street. Nearby retailers include **Calzedonia**, **Next** and **Swarovski**. The store is also located very near to some of the largest department stores in London including **House of Fraser**, **Debenhams** and **John Lewis**.

Accommodation

The property is arranged over six floors comprising the following approximate area:

Ground Floor Sales	1,173 sq ft	108.97 sq m
Basement	1,381 sq ft	128.29 sq m
1st Floor	886 sq ft	82.30 sq m
2nd Floor	835 sq ft	77.57 sq m
3rd Floor	205 sq ft	19.04 sq m
4th Floor	400 sq ft	37.16 sq m
Total	4,880 sq ft	453.33 sq m

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33 Margaret Street
London W1G 0JD

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Rent

Rent on application.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed with five yearly rent reviews.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. request.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£795,000
Rates Payable (2019/2020)	£406,245

(Interested parties are advised to make enquiries with the Local Authority)

EPC

EPC - Available on request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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