

A woman with long hair, wearing a wide-brimmed hat and a dark leather jacket, is looking out of a large window. She is smiling and looking towards the right. The window reflects the street outside, and a mannequin is visible inside the store. The entire image has a blue tint.

# 469 OXFORD STREET

LONDON W1

AN ICONIC  
RETAIL LOCATION



*Oxford Street is ranked as the most important retail location in the UK and the busiest shopping street in Europe attracting over half a million daily visitors*

London's street family: Theory and case studies  
Transport for London

# THE OPPORTUNITY

- A unique, 9,000 sq ft flagship, opportunity for retailers to secure prime space within the world renowned Oxford Street.
- Located diagonally opposite Selfridges; one of the world's most famous department stores.
- North of Mayfair & West of New Bond Street.
- A location for an International flagship store within the iconic Park House.
- 3 level trading with impressive visibility to Oxford Street.
- A rare opportunity to position your brand alongside other, successful, international retailers.
- Protected lease available within the security of tenure provisions of the Landlord & Tenant Act 1954.





469 OXFORD STREET  
LONDON W1

## 1.5 MILES OF SHOPPING

*The heart of London's shopping and style providing over 300 boutiques and shops, department stores, luxury hotels, and fine restaurants.*



# LOCATION

200M  
VISITORS A YEAR

*Generating retail turnover of £8.8 billion per annum. (Source: NWEC)*



*Between Bond Street Underground Station & Marble Arch. Both Stations provide an annual footfall of 53.64 million.*

*(Source: TFL 2016)*

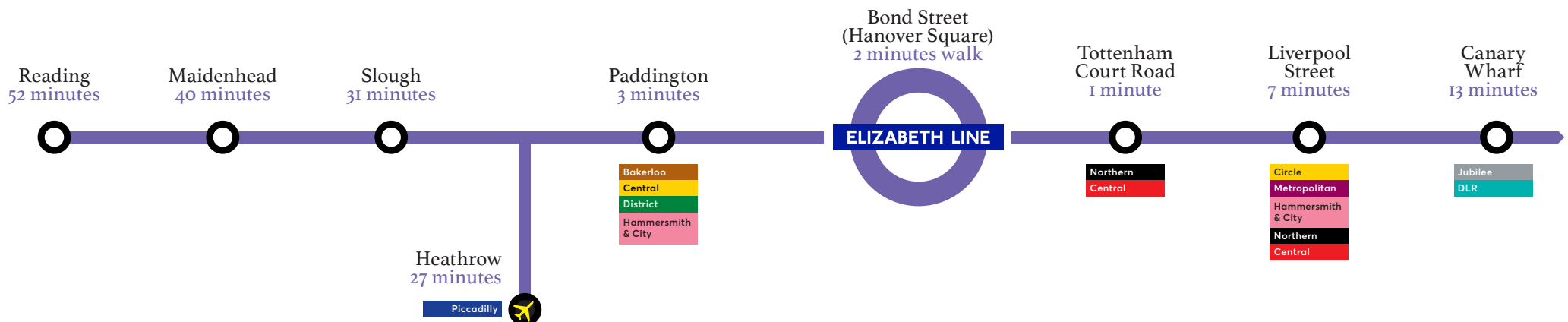
- ① Crossrail is projected to increase the rail capacity in London by 10% bringing another 1.5 million people within 45 minutes of the capital  
*(Source: Crossrail.co.uk)*
- ② Primark's in-store footfall is reportedly c.6 million per annum
- ③ "Marble Arch Place" comprises retail & leisure including 95,000 sq ft of offices and 54 high end apartments  
*(Completion 2020)*
- ④ New 2,000 bedroom "Hard Rock Hotel" and public realm improvements leading into The Portman Estate
- ⑤ Hyde Park has 13 million visits per annum

2 MINUTE WALK AWAY

*Crossrail will bring an extra  
1.5 million people to within  
45 minutes of central London*

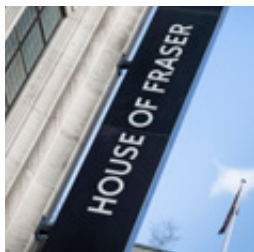
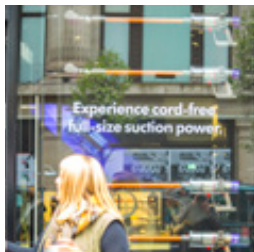
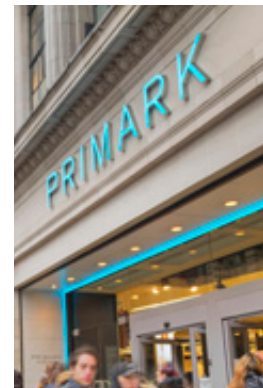
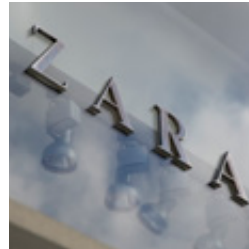
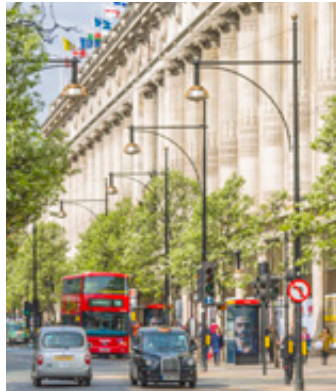
The first Crossrail services through central London will start in late 2018 – an estimated 200 million annual passengers will use Crossrail.

The Elizabeth line Bond Street station will help improve accessibility and increase capacity at one of the busiest shopping districts in the UK to accommodate over 225,000 people using the Jubilee, Central and Elizabeth lines daily.

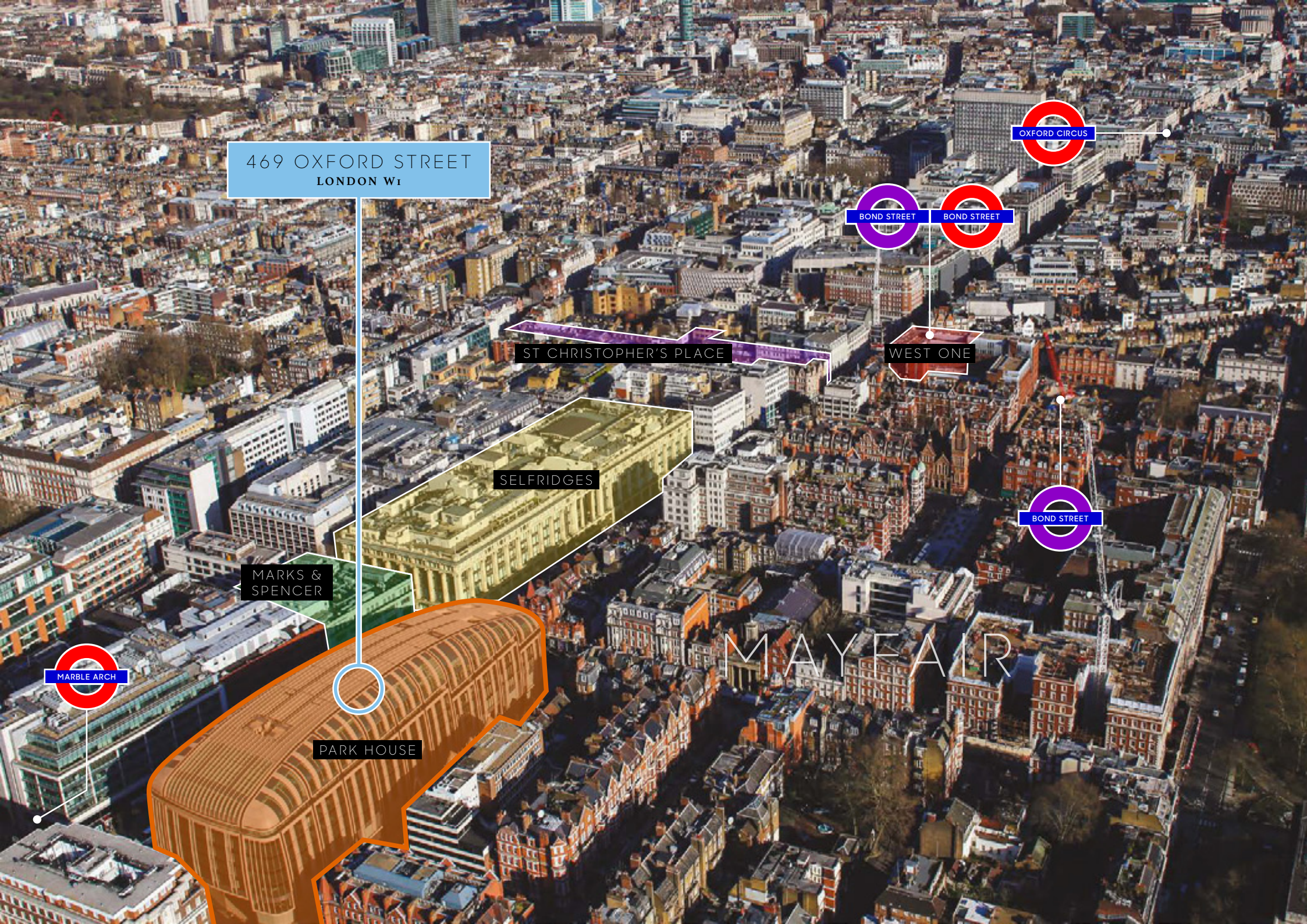




469 OXFORD STREET  
LONDON W1







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LONDON W1

ST CHRISTOPHER'S PLACE

SELFRIDGES

MARKS &  
SPENCER

PARK HOUSE

WEST ONE

OXFORD CIRCUS

BOND STREET

BOND STREET

BOND STREET

MARBLE ARCH

MAYFAIR



469 OXFORD STREET  
LONDON W1

GOAD



469 OXFORD STREET  
LONDON W1



# ACCOMMODATION

The subject premises is arranged over ground, basement and first floors, providing the following approximate dimensions and net internal trading floor areas:

*Dimensions*

Net Frontage	34 ft 3 in	10.44 m
Internal Width	38 ft 4 in	11.68 m
Shop Depth	102 ft 2 in	31.14 m

*Trading Floor Areas*

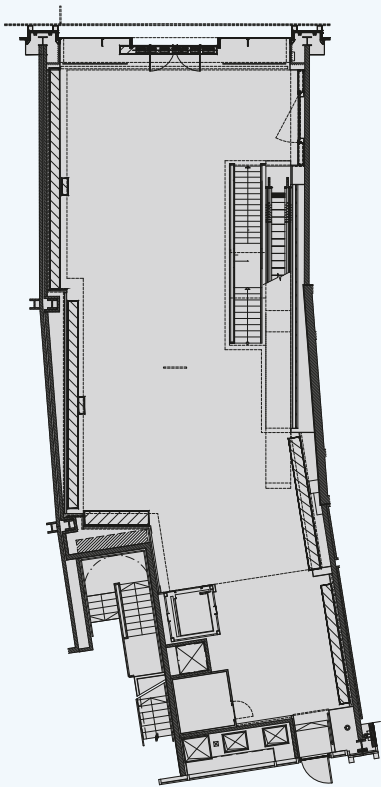
Ground Floor	3,271 sq ft	304 sq m
Basement	3,101 sq ft	288 sq m
First Floor	2,916 sq ft	271 sq m
Total	9,288 sq ft	863 sq m

*Floor to Ceiling Heights (Ground Floor)*

Shop Front	15 ft 9 in	4.79 m
Internal	11 ft 9 in	3.57 m

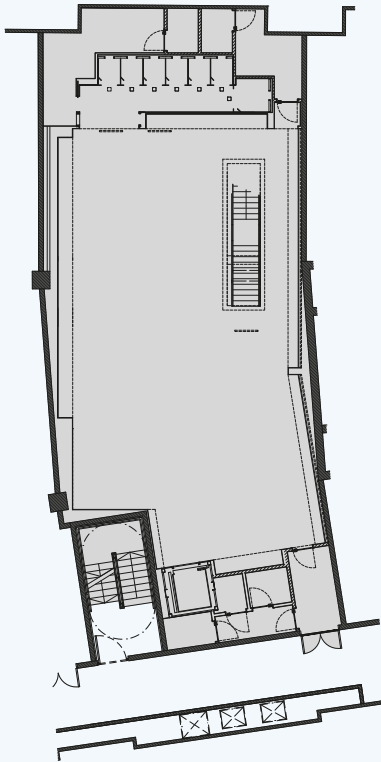
*Ground*

3,271 sq ft / 304 sq m



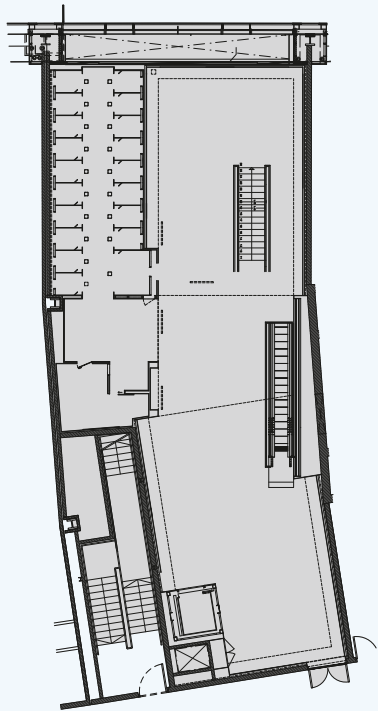
*Basement*

3,101 sq ft / 288 sq m



*First*

2,916 sq ft / 271 sq m



Not to scale. Indicative only





# TERMS

## *Tenure*

The property is available by way of an assignment of the existing effective FRI lease expiring 23<sup>rd</sup> June 2027.

The lease is contracted inside the security of tenure & compensation provisions of the L&T Act 1954.

The next rent review is in June 2022 subject to annual RPI Indexation (capped at 12.5% over 5 year period).

## *Sub-Lease*

The property is also available by way of a sub-lease. Further information available upon request.

## *Rent*

The current passing rent is £1,743,750 per annum exclusive.

## *Incentives*

Incentives available subject to covenant

## *Rates*

We understand from the Valuation Office Agency that the Rateable Value for the property is £1.63m and the rates payable in 2018 will be £695,000 (this figure takes into account transitional rate relief). The Uniform Business Rate for 2018/2019 is 51.3p. Interested parties are advised to make their own enquiries with the local authority for verification purposes.

## *EPC*

An Energy Performance Certificate is available upon request.







### *Viewing Arrangements*

Staff are totally unaware of impending disposal.  
All appointments to view must be arranged via sole agents:

**Colliers**  
INTERNATIONAL

*Paul Souber*

+44 20 7344 6870  
Paul.Souber@colliers.com

*Peter Flint*

+44 20 7344 6596  
Peter.Flint@colliers.com

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