



## 301-307 Oxford Street London

- Unique flagship opportunity
- Prime location
- 547 sq m on ground

### Prime lease for sale

#### Location

The property is located in a superb position on Oxford street, approximately 100m to the west of Oxford Circus, adjacent to Stradivarius London flagship and directly opposite John Lewis. Other retailers trading in the immediate vicinity include House of Fraser, Zara, H&M, Uniqlo, G Star, Massimo Dutti, Pull & Bear and Next.

#### Description

The property is arranged over three floors; Ground Floor, First Floor and Basement Sales.

#### Tenure

The premises are held by way of 3 coterminus leases, inside the provisions of the Landlord and Tenant Act 1954, expiring 24 March 2021.

#### Rent

The combined passing rent is £3,012,853 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	5,887 sq ft	547 sq m
First Floor	3,207 sq ft	298 sq m
Basement	6,544 sq ft	608 sq m

**Total: 15,638 sq ft 1,453 sq m**

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

#### Premium

Offers invited

#### Service Charge

Full details on application

#### Business Rates

Rateable Value	£2,800,000
Rates Payable (19/20)	£1,467,200

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

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

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

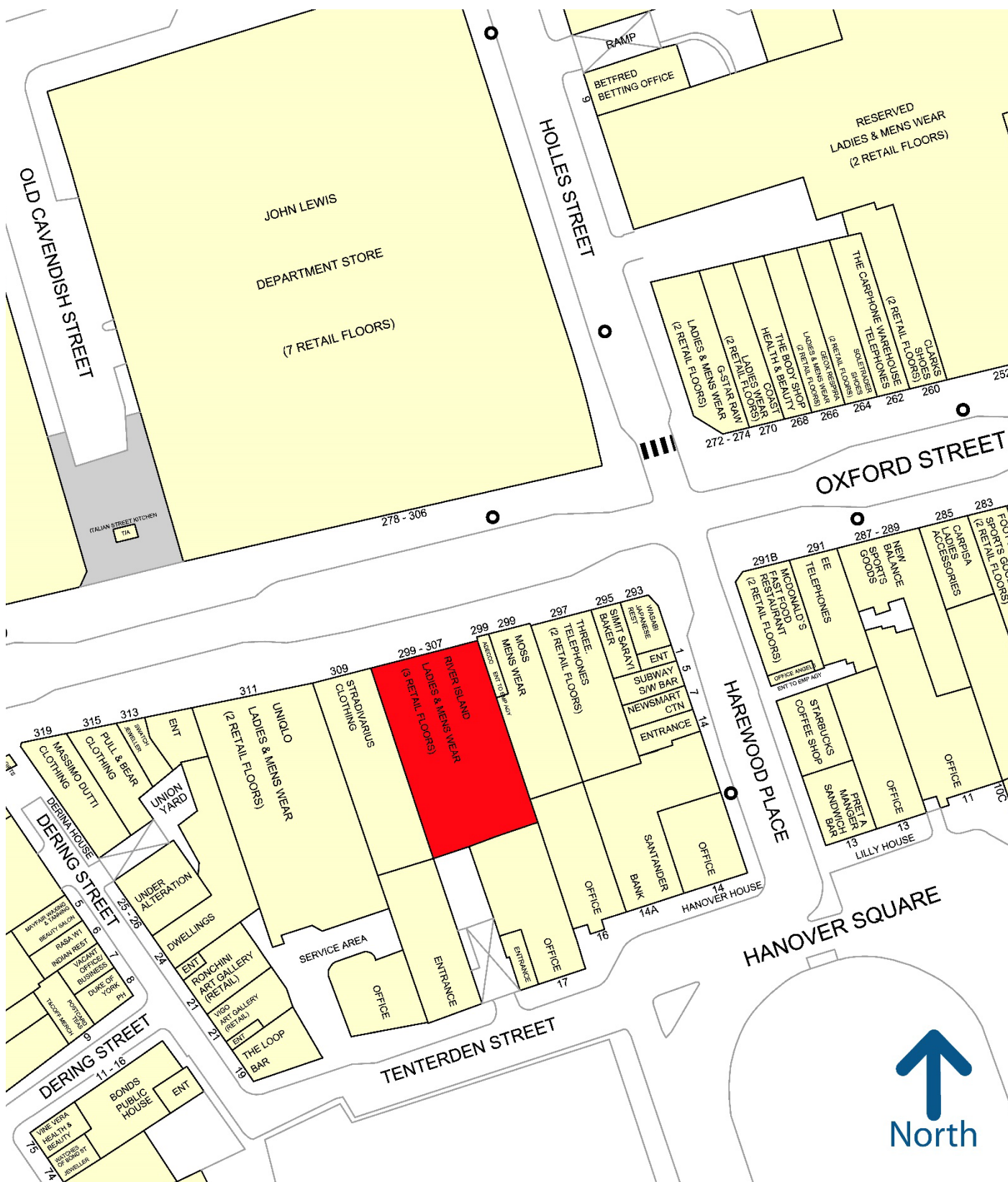
#### Subject to contract

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