LONDON WC1 – 106A & 106B NEW OXFORD STREET
PRIME A1 RETAIL OPPORTUNITIES
OPPOSITE CENTRE POINT & TOTTENHAM COURT ROAD STATION

Location
The subject premises occupy a prime position on New Oxford Street, opposite Centre Point and a short walk from Tottenham Court Road station, soon to be serviced by Crossrail.

Located immediately adjacent to Costa and All Bar One, other nearby occupiers include Shoryu, Shake Shack, Vapiano and Pret, soon to be followed by Arcade Food Theatre.

Demise
We are proposing to split the existing unit to create the following:

<table>
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<tr>
<th>106A</th>
<th>Ground Floor:</th>
<th>746 sq ft</th>
<th>69.31 sq m</th>
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<tr>
<td></td>
<td>Basement:</td>
<td>879 sq ft</td>
<td>81.66 sq m</td>
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| 106B | Ground Floor: | 382 sq ft | 35.49 sq m |

Tenure
The properties will be available by way of a new effectively FRI lease for a term of years to be agreed.

Rent
106A - £190,000 per annum exclusive.
106B - £80,000 per annum exclusive.

Service Charge
To be confirmed.

Rates
To be reassessed.

Interested parties are advised to make their own enquiries to the London Borough of Camden on 020 7974 4444.

EPC
To be reassessed.
Oxford Street

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