LONDON WC1 – 82 NEW OXFORD STREET

PRIME A3 RESTAURANT OPPORTUNITY
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 Shake Shack and Shoryu, other nearby occupiers include Vivi, Vapiano and Flight Club, soon to be followed by Arcade Food Theatre.

Demise
The property is arranged over ground and mezzanine floors, comprising the following approximate dimensions and areas:

Net Frontage: 20' 4" 6.19 m
Internal Width: 22' 8" 6.91 m
Shop Depth: 66' 9" 20.35 m
Ground Floor: 1,533 sq ft 142.42 sq m
Mezzanine: 889 sq ft 82.59 sq m
Total: 2,422 sq ft 225.01 sq m

Tenure
The property is available by way of a new effectively FRI lease for a term of years to be agreed. Subject to vacant possession.

Rent
£180,000 per annum exclusive.

Service Charge
The service charge is running at £4,336.97 exclusive of VAT for the year ending 31st December 2019.

Rates
Rateable Value: £133,000

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

EPC
Available upon request.
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