

ROBINSON WEBSTER



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:

106A

Ground Floor:	746 sq ft	69.31 sq m
Basement:	879 sq ft	81.66 sq m

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.

Further Information

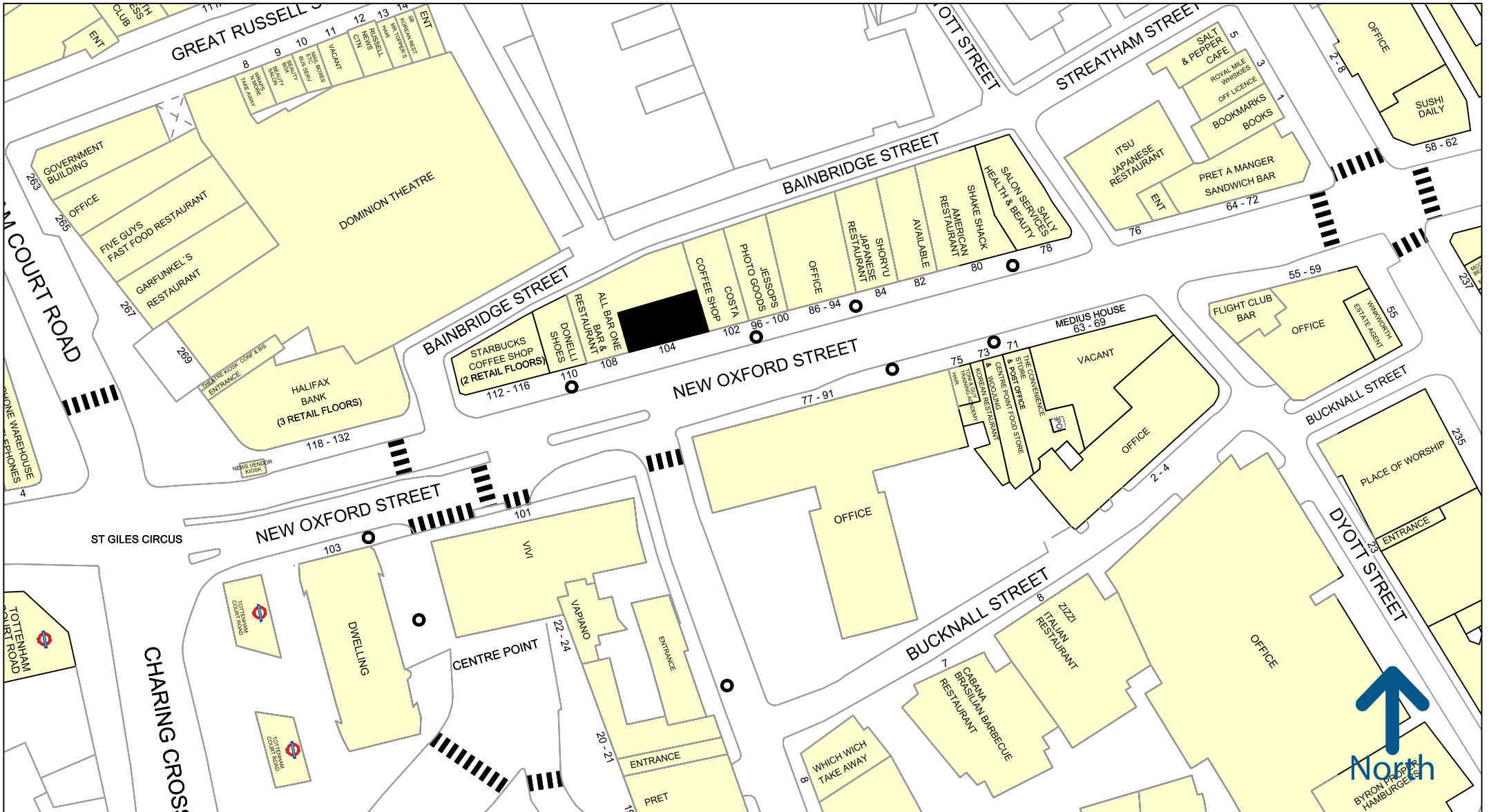
For further information or to arrange a viewing please contact:

Joe Martin
020 7190 9805
07943 341 431
joe@robinsonwebster.co.uk

Adam Robinson
020 7190 9803
07980 576 245
adam@robinsonwebster.co.uk

Or our joint agents **Laura Thursfield** and **Emma Flather** at **Hanover Green Retail**
020 3130 6400

020 7190 9801
robinsonwebster.com



50 metres

Experian Goad Plan Created: 01/07/2019
Created By: Robinson Webster Limited



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.