

ROBINSON WEBSTER



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
Rates Payable (19/20):	£69,692 p.a.

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

EPC

Available upon request.

Further Information

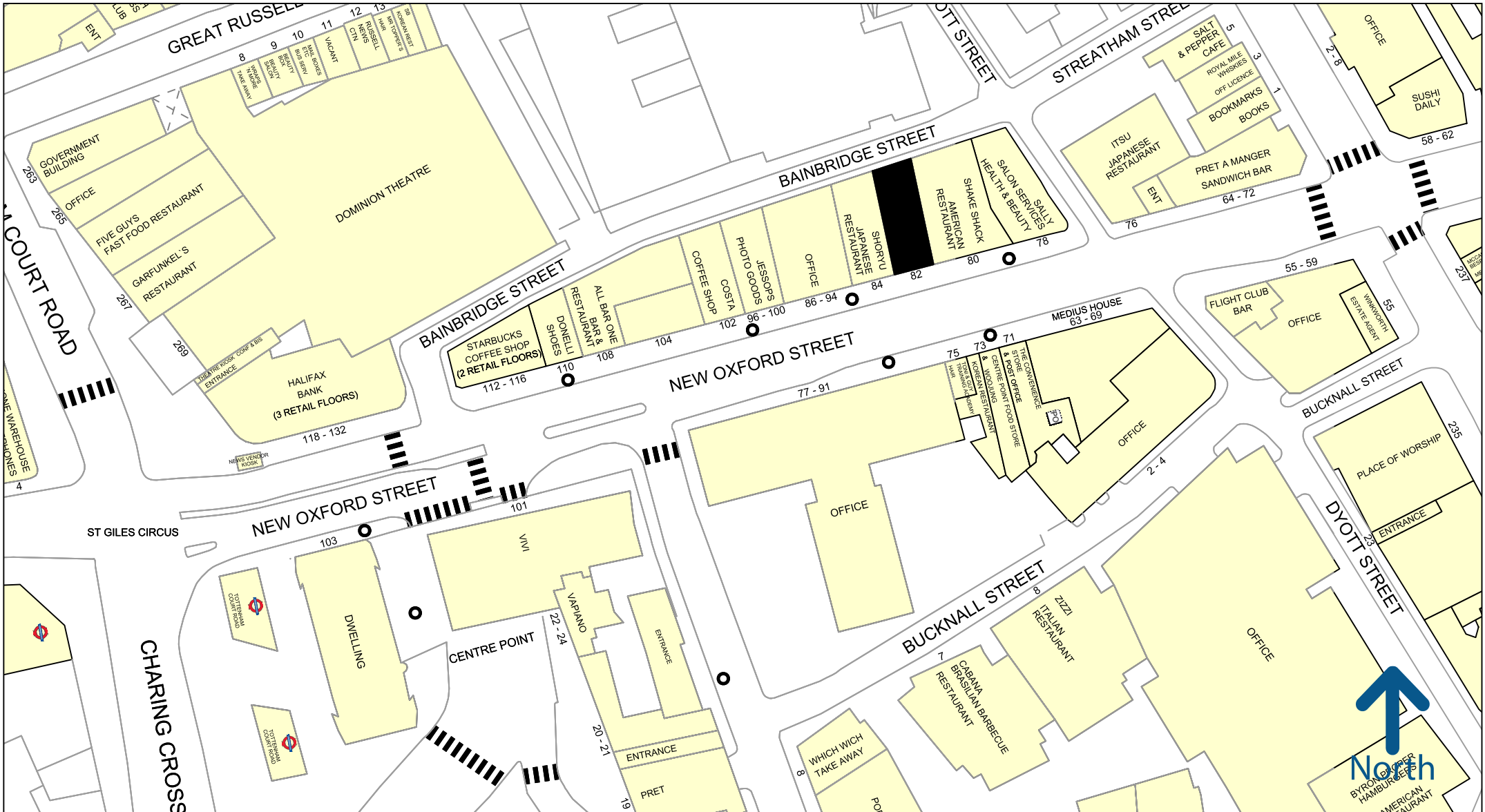
For further information or to arrange a viewing please contact:

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50 metres

Experian Goad Plan Created: 01/07/2019
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