



## 113 Oxford Street London

- Prime, flagship location
- Extensive frontage
- 51.5 sq m on ground

### Prime lease for sale

(Staff unaware)

#### Location

Located in a prime position on Oxford Street. Adjacent to The Perfume Shop and Lloyds Bank. Other nearby occupiers include Clarks, Foot Locker, Sunglass Hut, Flying Tiger and the new Next flagship.

#### Description

The property is arranged over one floor.

#### Tenure

The property is available by way of an assignment of the existing lease expiring 2026.

#### Premium

Offers invited.

#### Rent

Year 3 - £225,000 per annum  
Year 4 - £235,000 per annum  
Year 5 - £250,000 per annum

#### Accommodation

Approximate net internal areas:

Ground Floor 555 sq ft 51.5 sq m

**Total: 555 sq ft 51.5 sq m**

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

#### Service Charge

£373 per month.

#### Business Rates

Rateable Value	£232,000
Rates Payable (19/20)	£121,568

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:

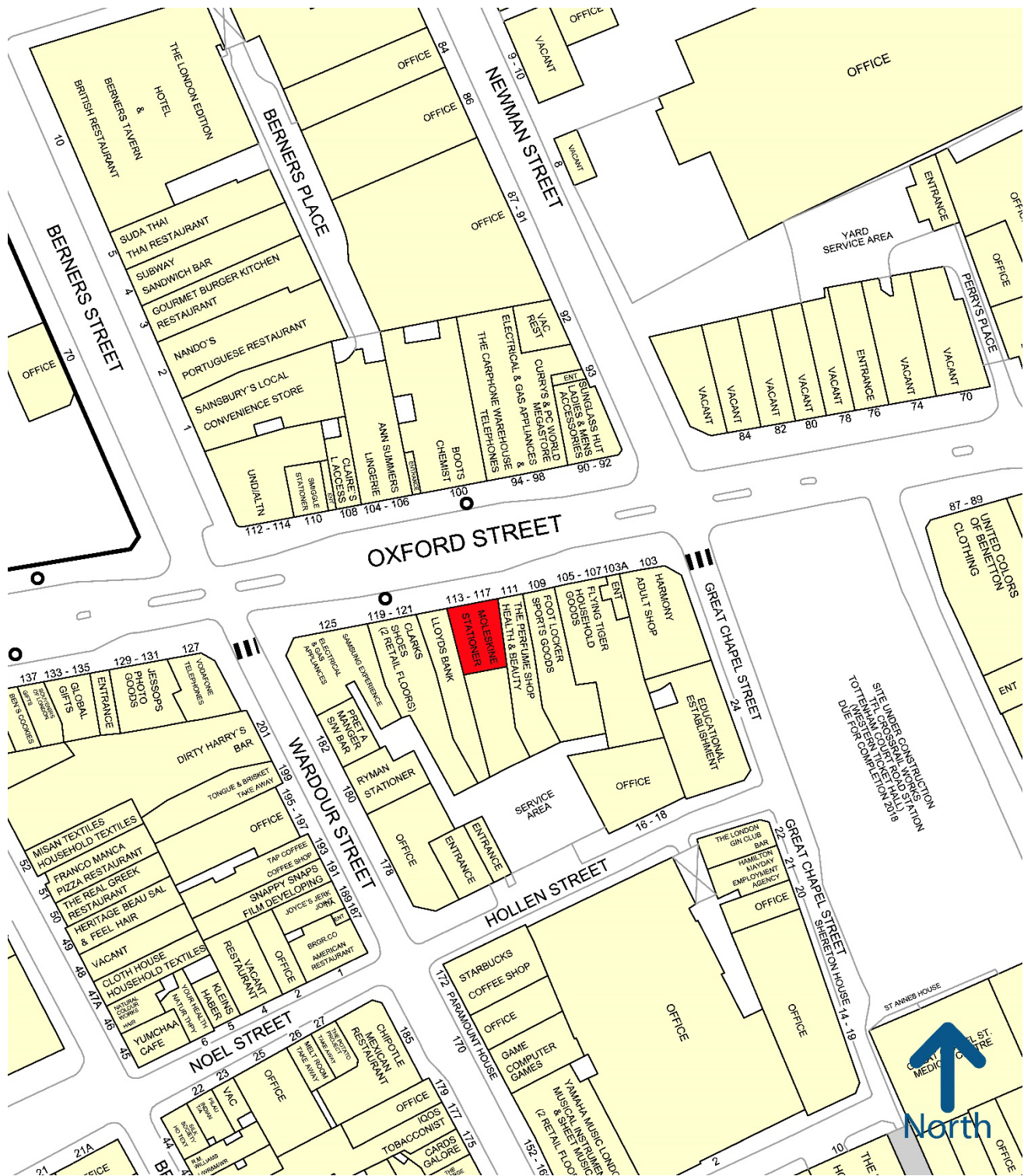
#### Subject to contract

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