



## Location

The unit is well positioned on Regent Street, north of Oxford Circus.

World renowned lifestyle and speciality retailer, KITH will open their UK flagship in the adjacent block – opening Q4 2025.

Other nearby occupiers include Space NK, North Face, Nike, H&M, Joe & The Juice, Blank Street Coffee and Moleskine. North Regent Street sees footfall from both office workers and domestic / international tourists.

The unit has been refurbished to a white box specification.

## Accommodation

Ground Floor	403 sq ft	37.45 sq m
<b>Total</b>	<b>403 sq ft</b>	<b>37.45 sq m</b>

## Rent

£110,000 pax

## Lease Term

Available on a new lease for a term to be agreed, to be contracted outside the security and tenure provisions of the Landlord & Tenant Act 1954.

## Service Charge

£1,188.11

## Rates

Rateable Value	£73,000
Rates Payable £73,000	Est. £40,515 (25/26)

## Costs

Each party to be responsible for their own costs incurred in the transaction.

## Energy Performance Certificate

The property has an EPC rating of D96 (certificate available on request).

## Viewing

Inspections to be arranged in advance by KLM Real Estate, or via joint agents Cushman & Wakefield.

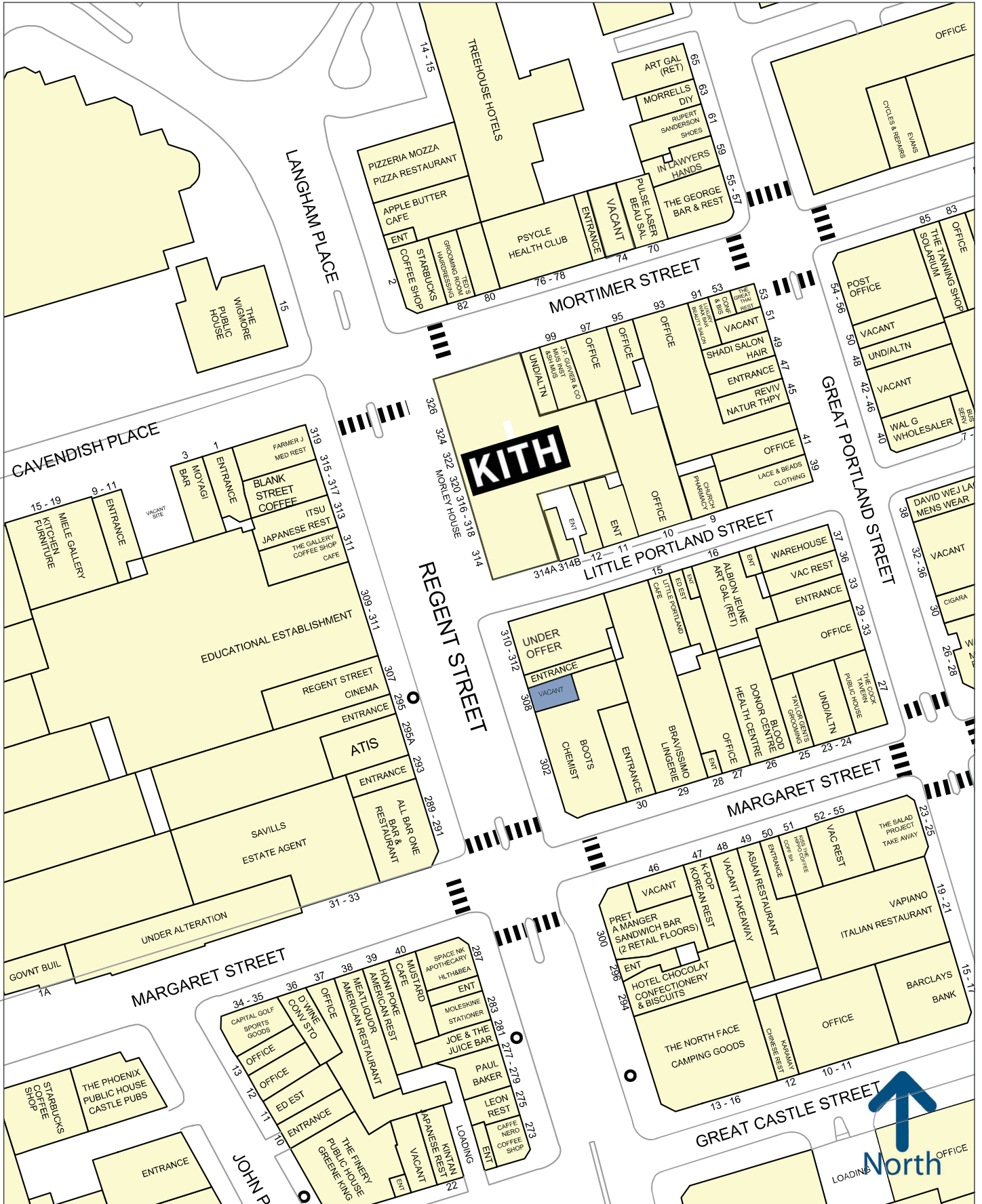
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50 metres

Experian Goad Plan Created: 31/03/2025  
Created By: Kitchen LaFrenais Morgan