

To Let
Ground Floor Retail Premises
45 New Oxford Street, London, WC1A 1BH



ON THE INSTRUCTIONS OF WILLIAM HILL

****RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS****

A1/ A2 Use Permitted



RENT:

The passing rent is £85,000pax, subject to a review on 24th July 2019.

TERMS:

Offers invited.

USE:

Class A1/A2 of the Town & Country Planning (Use Classes) Order 1987.

RATES:

We understand from the Local Rating Authority that the current rateable value for the property will be £82,000 from the 1st April 2017.

LOCATION:

The premises are situated in a prominent position at the busy junction of New Oxford Street and Shaftesbury Avenue. Occupiers in the vicinity include Pret-A-Manger, Itsu, Prezzo, Pizza Express, and the The British Museum.

ACCOMMODATION:

The property comprises a double fronted ground floor lock up shop, providing the following approximate areas:

Ground Floor Sales area: 1,346 sq.ft

TENURE:

The property is held on a 20 year FRI lease expiring on 23rd July 2029 (inside the 'Act).

EPC

Available upon request.

VIEWING:

Strictly via sole agents:

Steven Weatherstone

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E: steven@marchmont.co.uk

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