

## PRIME A1 PROPERTY TO LET

### 71 NEW OXFORD STREET LONDON W1

#### LOCATION

The premises occupy a prominent trading location on the South side of New Oxford Street to the East of Tottenham Court Road and in close proximity to the new Crossrail Station entrance to Tottenham Court Road Underground Station.

The premises lie immediately opposite the new Shake Shack restaurant. Operators close by include Costa, All Bar One, Joe & The Juice, Pret a Manger, Starbucks and Itsu.

#### DESCRIPTION

The premises are arranged on ground floor and basement levels and currently trade as an A1 food café with the benefit of a late hours licence.

They provide the following approximate dimensions and areas :-

Gross Frontage	16 ft 6 ins
Shop Depth	48 ft 0 ins
Ground Floor Sales	700 sq ft
Basement Sales	365 sq ft
Basement staff / stock	530 sq ft
Vaults	180 sq ft
<b>TOTAL</b>	<b>1,775 sq ft</b>

#### LEASE

The premises are to be made available by way of a new lease for a term to be agreed.



#### RENT

Offer in excess of £85,000 per annum exclusive.

#### LATE TRADING LICENCE

We are informed that the property benefits from a late hours trading licence granted by Camden Council allowing the premise to trade 24 hours and with hot sandwiches and drinks until 3 a.m. Monday to Saturday and 12 midnight on Sundays. Further details are available upon request.

#### PREMIUM

Premium offers are invited at £100,000 for the benefit of this new lease.

#### RATING

We have been informed that the premises have been assessed with a rateable value of £50,500, equating to rates payable for this year of £24,442. Interested parties must make their own enquiries in this regard to satisfy themselves as to the accuracy of these figures.

#### VIEWING

The staff are unaware and therefore viewings must be strictly by prior appointment with this office :-

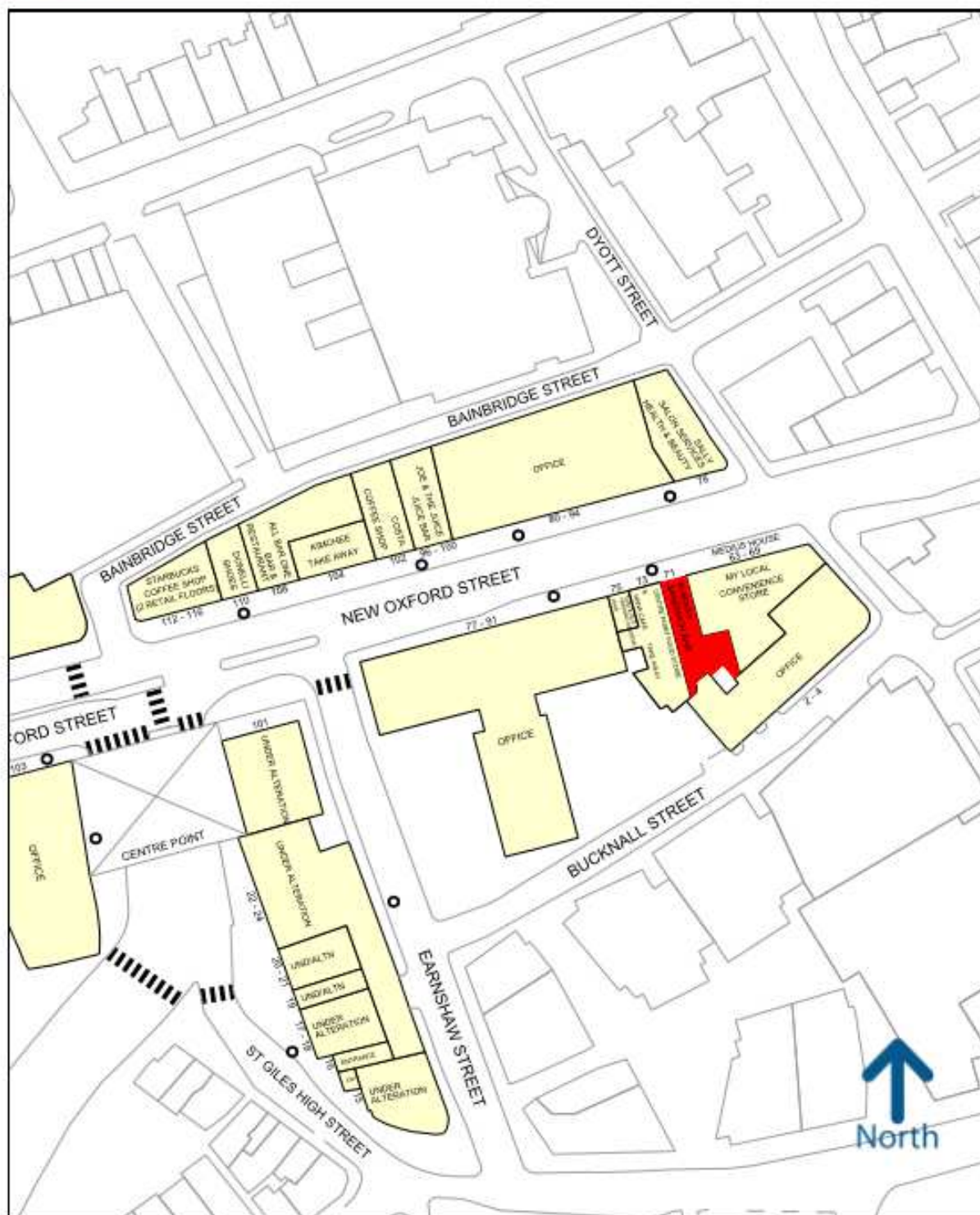
**Oliver Fowler – 07900 217 624**

[ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

**Colin Baxter – 07775 871897**

[colin@blb.uk.com](mailto:colin@blb.uk.com)

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*



Copyright and confidentiality Experian, 2016. © Crown  
 copyright and database rights 2016. OS 100019535

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Experian Goad Plan Created: 05/04/2016  
 Created By: Blanchflower Lloyd Baxter

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

1ST FLOOR 25 BRUTON LANE LONDON W1J 6JQ TELEPHONE 020 7491 7880 [WWW.BLB.UK.COM](http://WWW.BLB.UK.COM)