

**CLASS E LEASE AVAILABLE
FREEHOLD WOULD ALSO BE CONSIDRED**

63-69 NEW OXFORD STREET, LONDON, W1

**SHELLEY
SANDZER**

Since 1983



LOCATION:

The corner restaurant unit benefits from exceptional prominence with a glass frontage on New Oxford Street and Dyott Street with high level extraction in place.

The area is popular with tourists being moments from the British Museum and numerous hotels.

The property is directly opposite the hugely successful Flight Club other occupiers in the immediate location include Shake Shack, Flight Club, Shoryu, Pret a Manger, Deliveroo Hop Supermarket, Toni and Guy, Teds Grooming, Starbucks and All Bar One.

ACCOMMODATION:

The unit is arranged over the ground and basement comprising the following approximate floor areas:

GROUND FLOOR 2,691 sq. ft 250 sq. m

BASEMENT FLOOR 1,679 sq. ft 156 sq. m

TOTAL 4,370 sq. ft 406 sq. m

LEASE:

A new lease is available for a term to be agreed.

RENT:

£225,000 per annum exclusive subject to contract

RATES:

Yet to be assessed. It is advised that the tenant make their own enquires with the local authority.

SERVICE CHARGE:

On application.

LEGAL COSTS:

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

EPC:

Available on request

VIEWINGS:

Strictly by appointment only through joint sole agents Shelley Sandzer and CBRE:

Ted Schama
ted@shelleysandzer.co.uk

Tony Levine
tony@shelleysandzer.co.uk

Harry Simpson
Harry.simpson@cbre.com

Steven Stedman
Steven.stedman@cbre.com

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