



London W1
474 OXFORD STREET

WEST END

Location

Located on the northern side of Oxford Street, the unit is situated within close proximity to both Bond Street and Marble Arch Underground Stations.

The property sits adjacent to **M&S's** Marble Arch flagship store and is less than 40 metres from the world renowned **Selfridges** department store.

The unit is also strategically located to benefit from the imminent arrival of **Crossrail** which is set to bring an estimated 60 million additional annual footfall.

Accommodation

A fully fitted unit arranged over ground floor only with the following approximate net internal areas:

Ground Floor	1,462 sq ft	135.8 sq m
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Rent

Upon application.

Tenure

The property is available either by way of a sublease or an assignment of the existing lease expiring on 1st May 2026. The lease is contracted **inside** the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

Business Rates

Full Rates Payable (21/22) – £340,480 per annum

The premises are currently exempt from paying business rates until 30th June 2021, followed by a 66% reduction until 1st April 2022. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

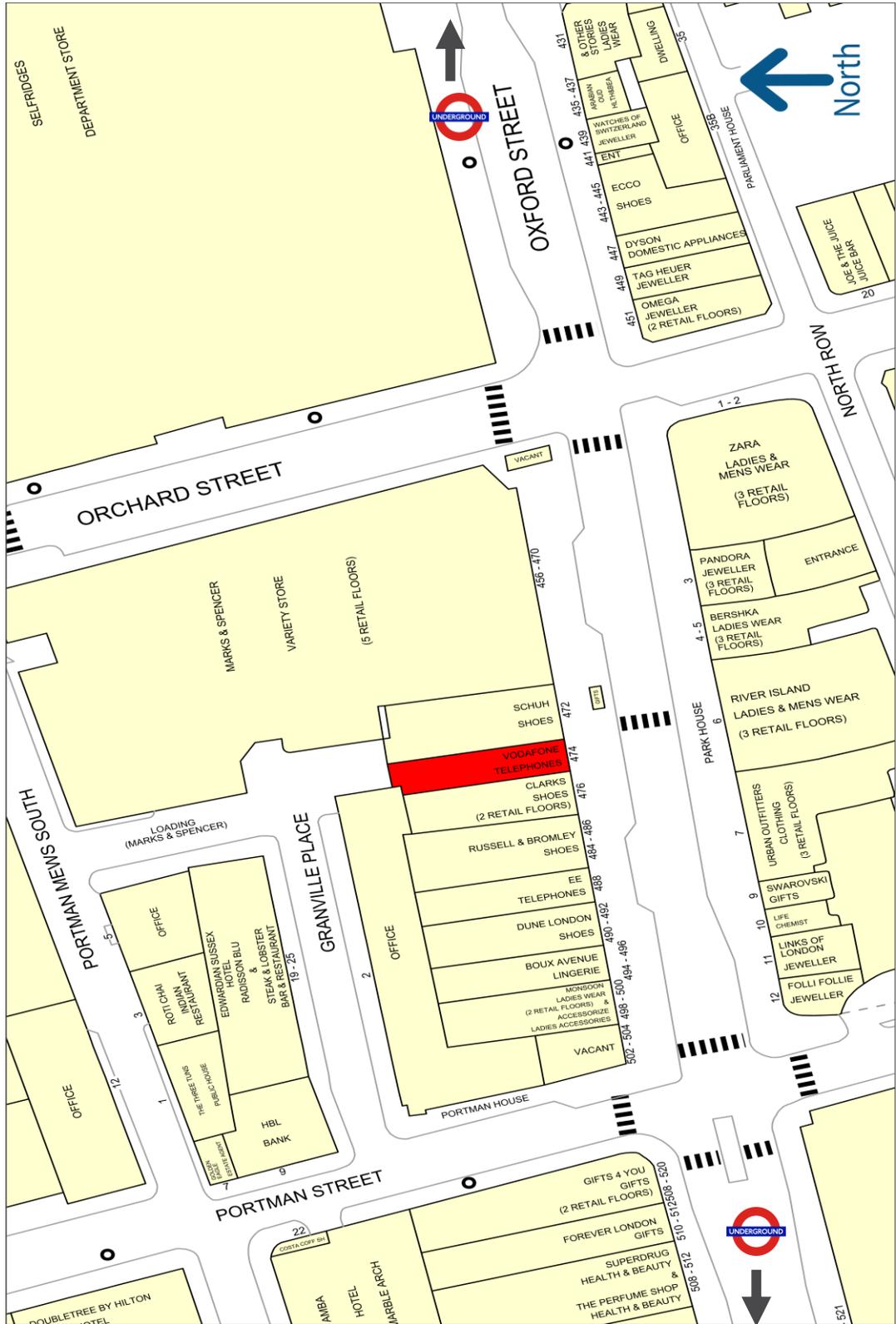
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