



## 295 Oxford Street London

- Prime Shop To Let
- High Footfall
- Close to Oxford Circus

### Prime lease for sale

(Subject to relocation)

#### Location

The unit is located in a prime position directly opposite John Lewis on Oxford Street, adjacent to Wasabi and Three. Other nearby retailers include Stradivarius, Uniqlo, Swatch, Massimo Dutti, G Star, New Balance and McDonalds.

#### Tenure

Lease term to be agreed. All uses will be considered and flexible lease terms available.

#### Rent

Rental offers invited.

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Accommodation

Approximate net internal areas:

Ground Floor 843 sq ft 78.31 sq m

**Total: 843 sq ft 78.31 sq m**

(Interested parties are advised to verify these areas on site by prior appointment)

#### Incentive

Offers invited.

#### EPC

The Energy Performance Certificate for the unit is available upon request.

#### Business Rates

Rateable Value	£585,000
Rates Payable (21/22)	£317,070

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

#### Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

##### Amanda O'Flaherty

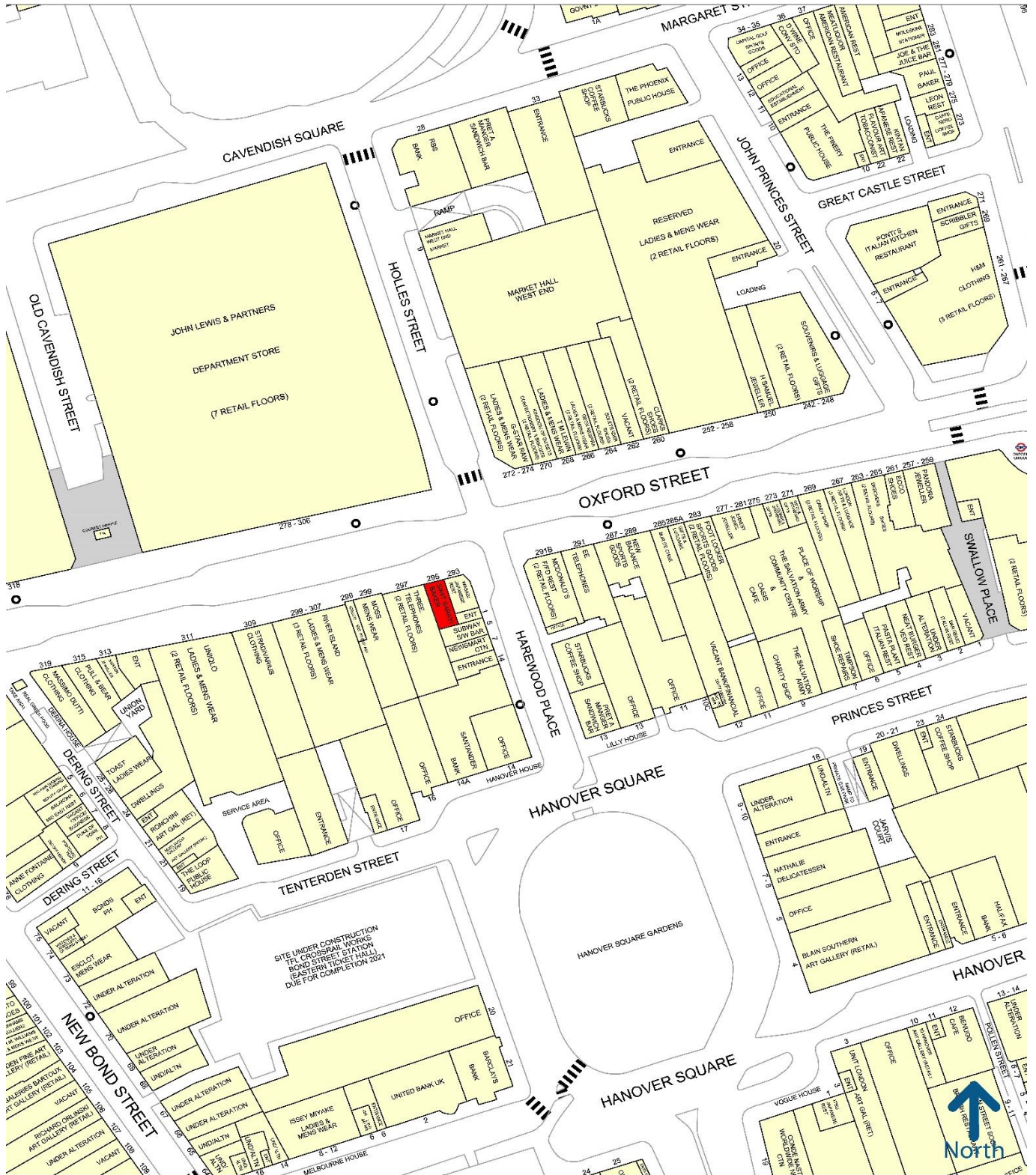
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