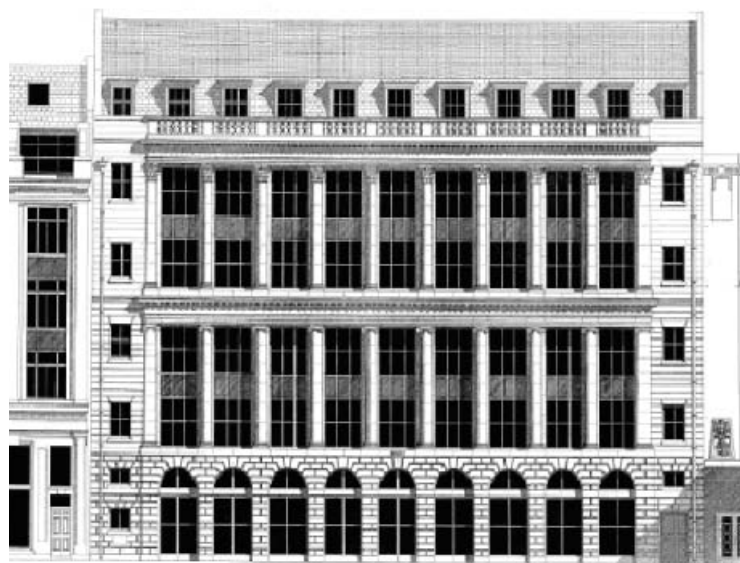


New Development Restaurant & Shop Units - To Let



ACCOMMODATION

The property comprises three retail units, with Unit C benefitting from A3 planning consent. The accommodation is arranged over ground and basement, having the following approximate dimensions and net internal floor areas:

	RETAIL UNIT A	RETAIL UNIT B	RESTAURANT UNIT C
Gross Frontage:	8.21 m (26 ft 11 ins)	5.49 m (18 ft 0 ins)	8.31 m (27 ft 3 ins)
Shop Depth:	17.91 m (58 ft 9 ins)	28.19 m (92 ft 6 ins)	29.49 m (96 ft 9 ins)
Ground Floor:	106.06 sq m (1,142 sq ft)	152.92 sq m (1,646 sq ft)	259.76 sq m (2,796 sq ft)
Basement:	N/A	137.87 sq m (1,484 sq ft)	225.29 sq m (2,425 sq ft)

TENURE

The units are being made available by way of new effectively full repairing and insuring leases for a term of fifteen years, subject to upward only rent reviews at the expiry of each fifth year.

RENT

Subject to contract, rental offers are invited in excess of:

Unit A - £195,000 per annum exclusive
Unit B - £225,000 per annum exclusive
Unit C - £340,000 per annum exclusive

RATES

Since the properties form part of a newly created development, we are advised by the Local Authority that they have not yet been assessed for rating purposes.

TIMING

It is anticipated the accommodation will be available for fitting out in February 2009.

SPECIFICATION

The units are offered in traditional developer's shell condition.

LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in these transactions.

RETAIL

LONDON, W1 264/267 TOTTENHAM COURT ROAD

LOCATION

This new development occupies a prominent position on the east side of Tottenham Court Road, approximately twenty metres north of the busy junction with **Oxford Street**, **New Oxford Street** and **Charing Cross Road**. **Tottenham Court Underground Station (Central and Northern lines)** is located diagonally opposite.

Nearby occupiers include **Virgin Megastore**, **Dorothy Perkins**, **Burton Menswear**, **Starbucks**, **Boots**, **Muji**, **Specsavers** and **Sainsbury's**. The development is also adjacent to the **Dominion Theatre** and in close proximity to a number of tourist attractions including among others, the **British Museum**.

VIEWING

Strictly by appointment through sole letting agents Cushman & Wakefield:

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Toby Comerford

020 7152 5063

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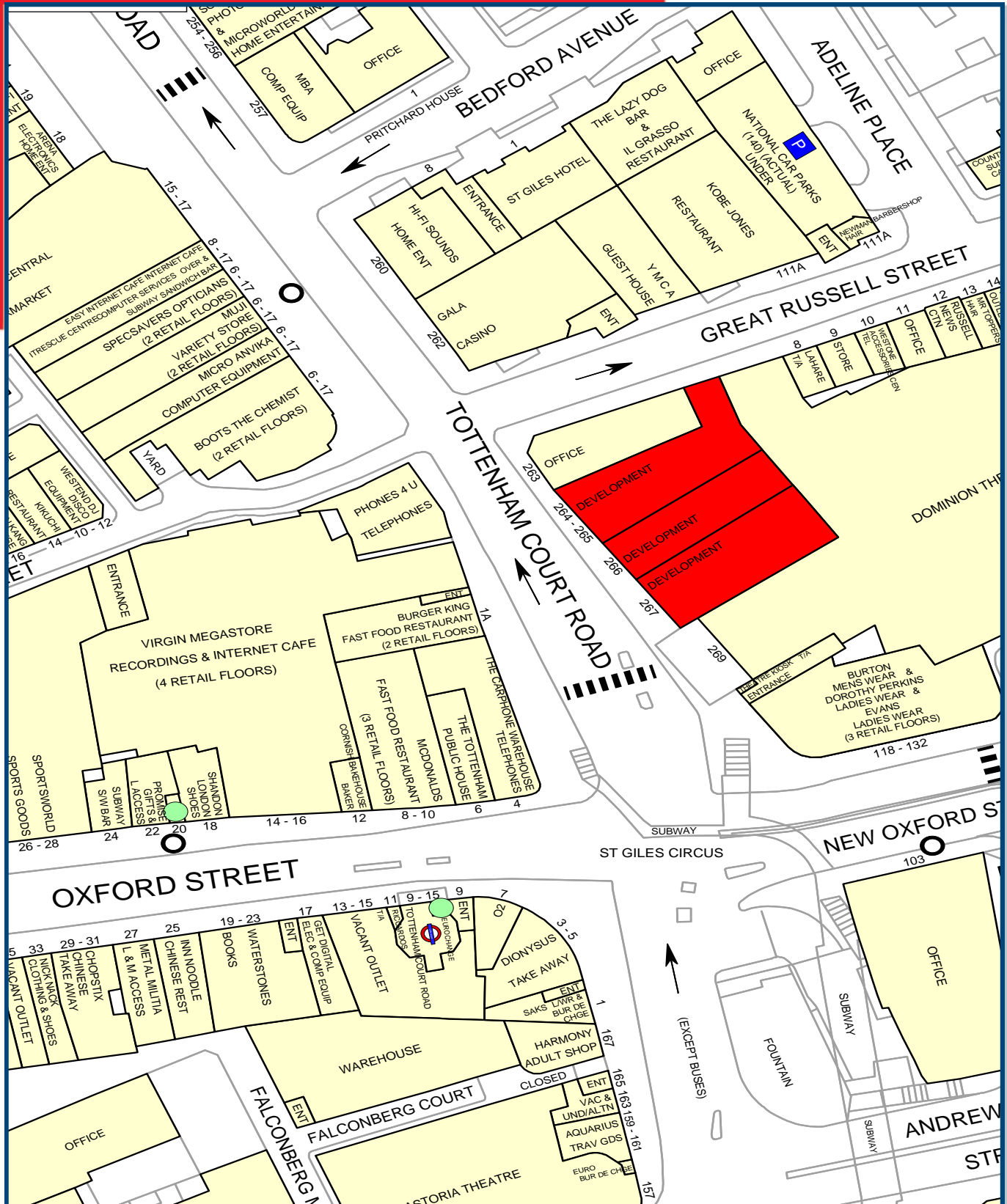
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Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overleaf.



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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTORS ACT 1991

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