

52 OXFORD ST. LONDON W1

**PROMINENT CORNER UNIT
EUROPE'S BUSIEST RETAIL STREET
5,523 SQ FT / 513.1 SQ M**

5,523 SQ FT



*CGI - some street furniture removed for illustrative purposes

A PROMINENT CORNER UNIT CENTRED BETWEEN THE TWO ELIZABETH LINE TICKET HALLS FOR TOTTENHAM COURT ROAD STATION.

Tottenham Court Road Station recorded

62 MILLION

visitors in 2024 and is now the busiest underground in London, and the 3rd busiest station in the country

East Oxford Street has transformed in recent years with a host of new brands committing East – **Uniqlo, Pandora, Footasylum, Rituals, Kiko, Aldo, Miniso, Dr Martens, Boom Battle Bar, Reserved & Future Stores.**

Availability is at an all-time low and 52 Oxford Street is one of the few remaining opportunities in this location.



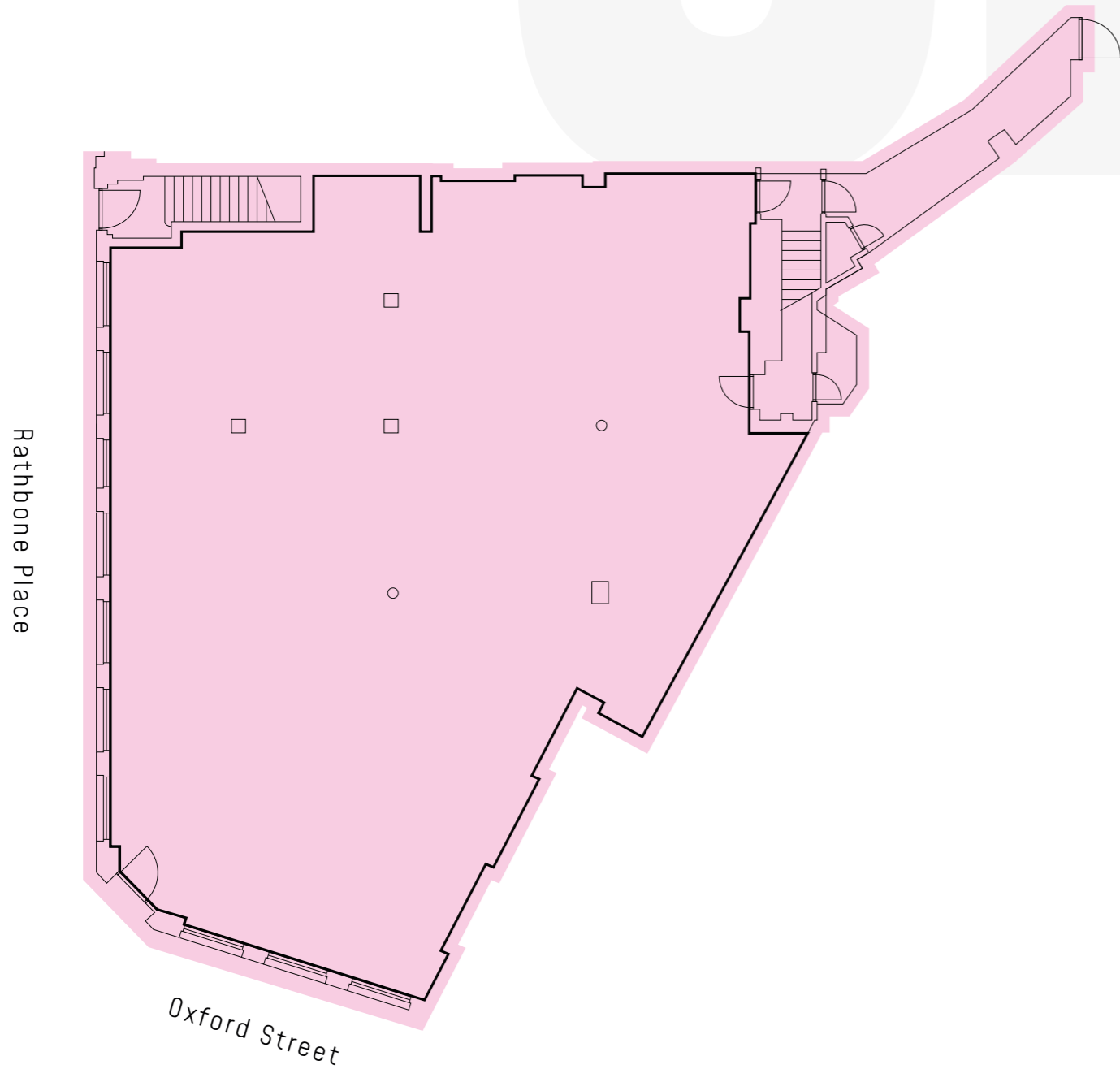
The West End footfall is **UP 1.4%** year on year.

Oxford Street spend **UP 2.3%** in 2024 versus 2023.

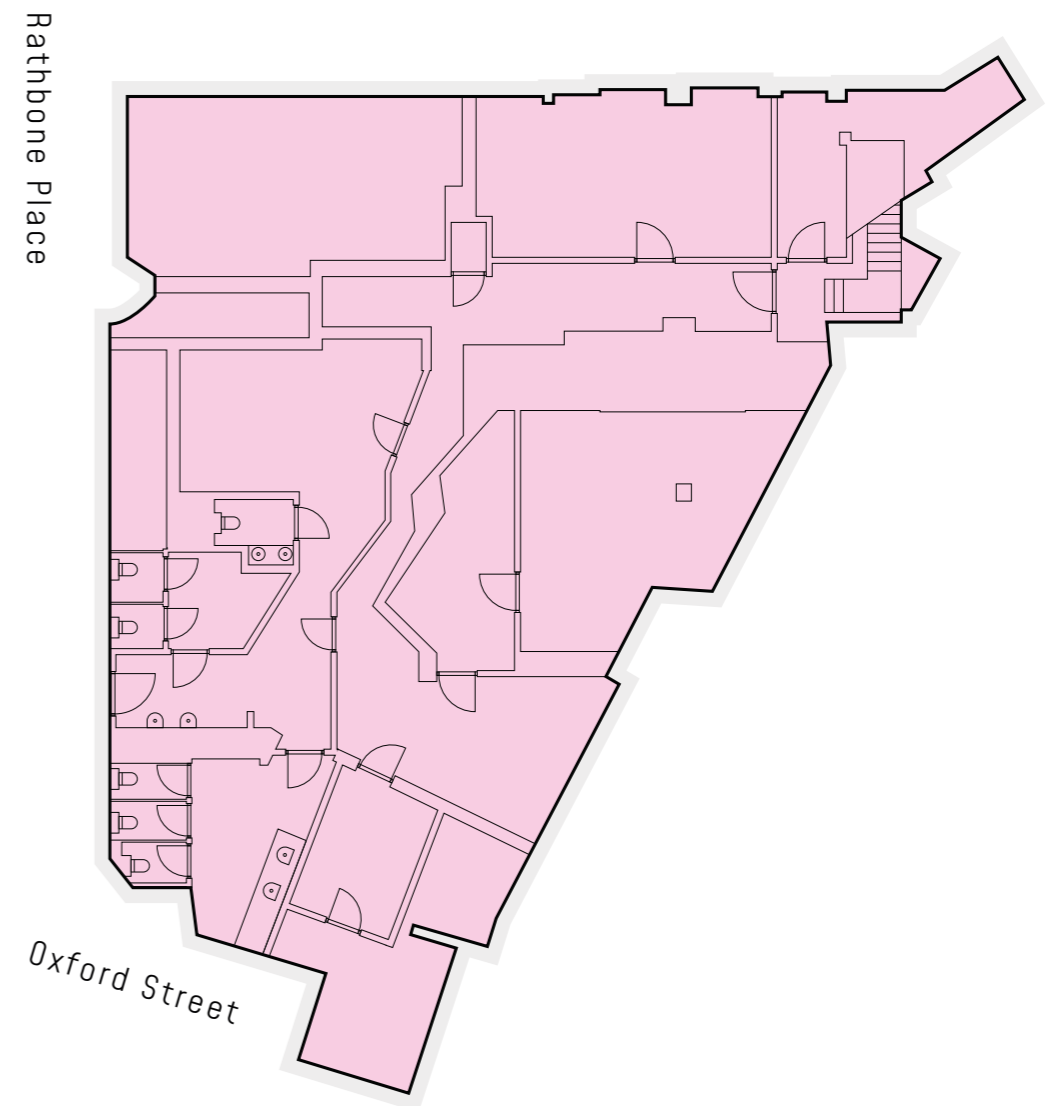


THE PLANS

GROUND



BASEMENT



GROSS INTERNAL AREAS

Ground 2,974 sq ft

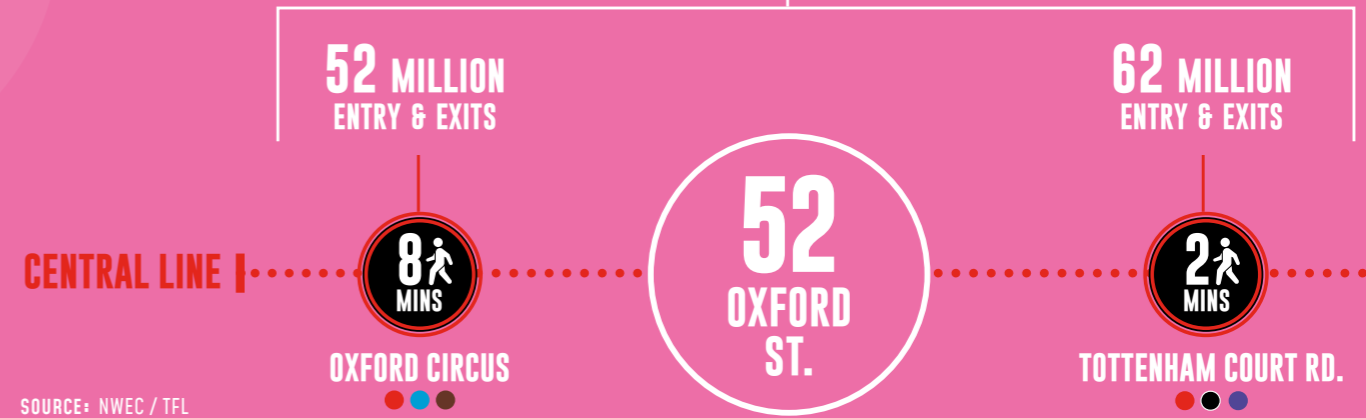
Basement 2,549 sq ft

Total 5,523 sq ft

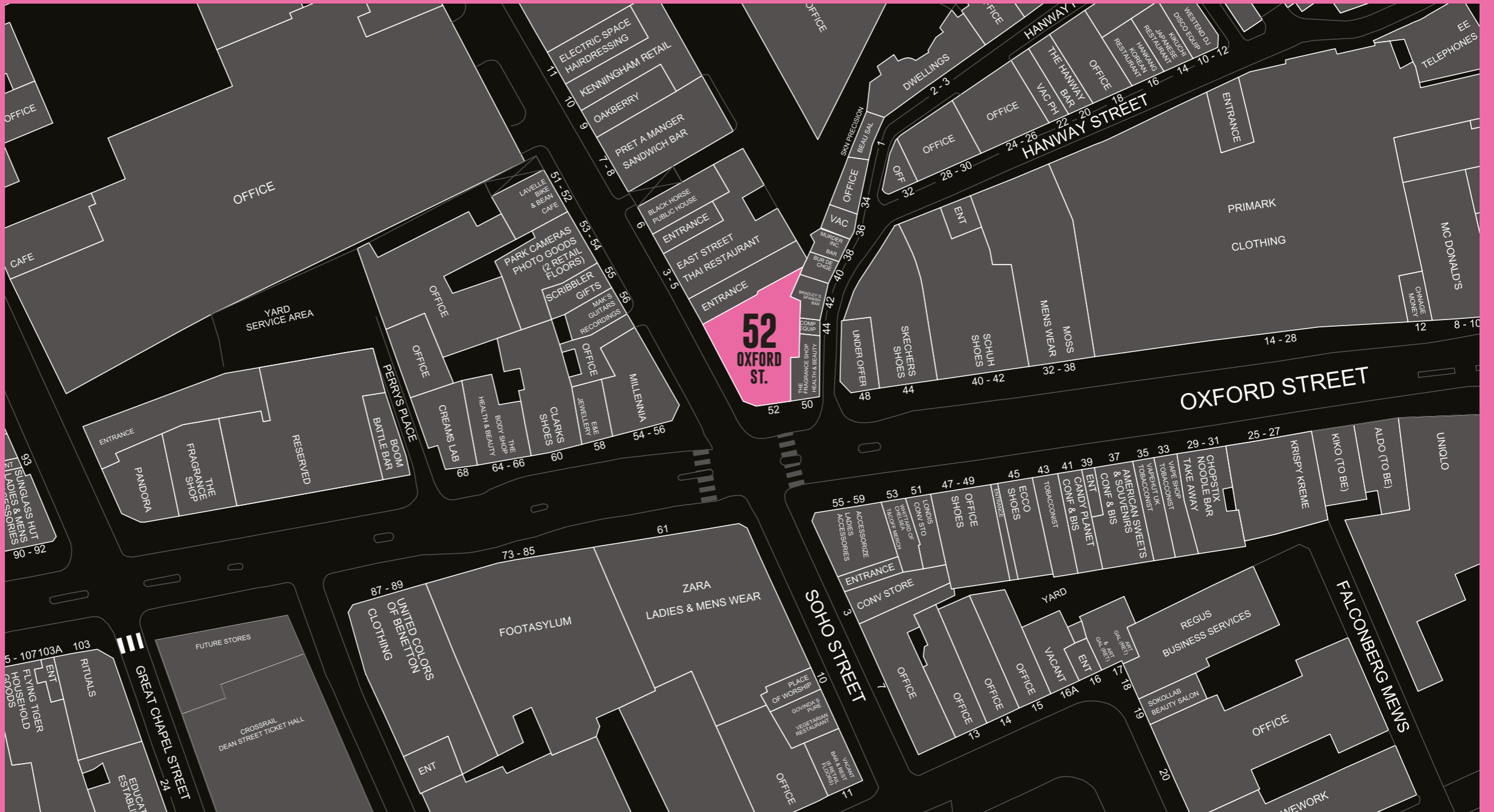
52 OXFORD ST.



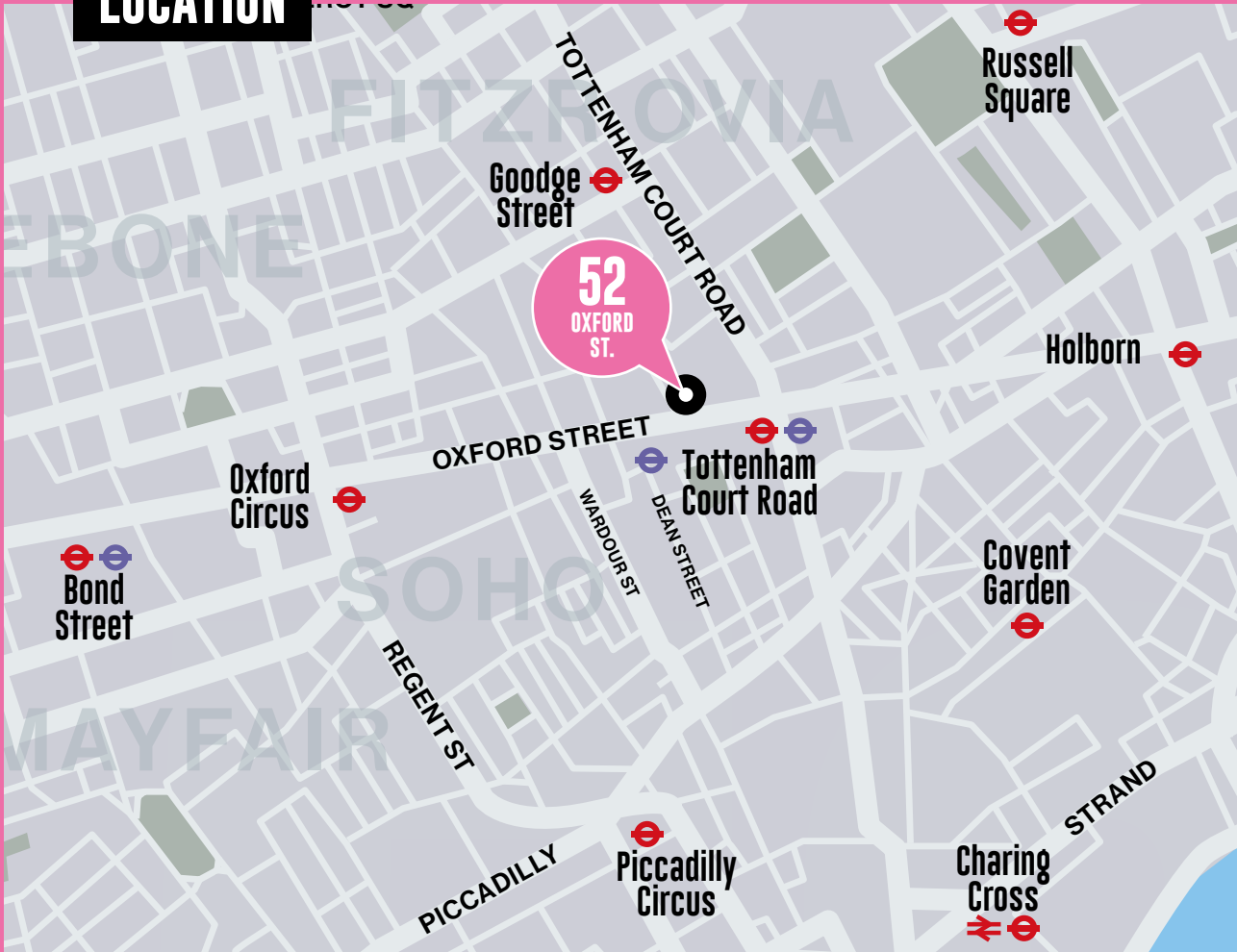
ANNUAL ENTRY AND EXITS **114** MILLION



SOURCE: NWEC / TFL



LOCATION



RENT

£835,000 per annum exclusive.

BUSINESS RATES

Rateable value £440,000

Rates payable £249,050

(using 56.6p UBR)

TERM

New 10-15 year lease outside the Act.



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