Brecker Grossmith

Prime Retail Unit

# 47 New Oxford Street

WC1A 1BL

955 sqft

Rent on Application

Available October 2026

Class E - No extraction

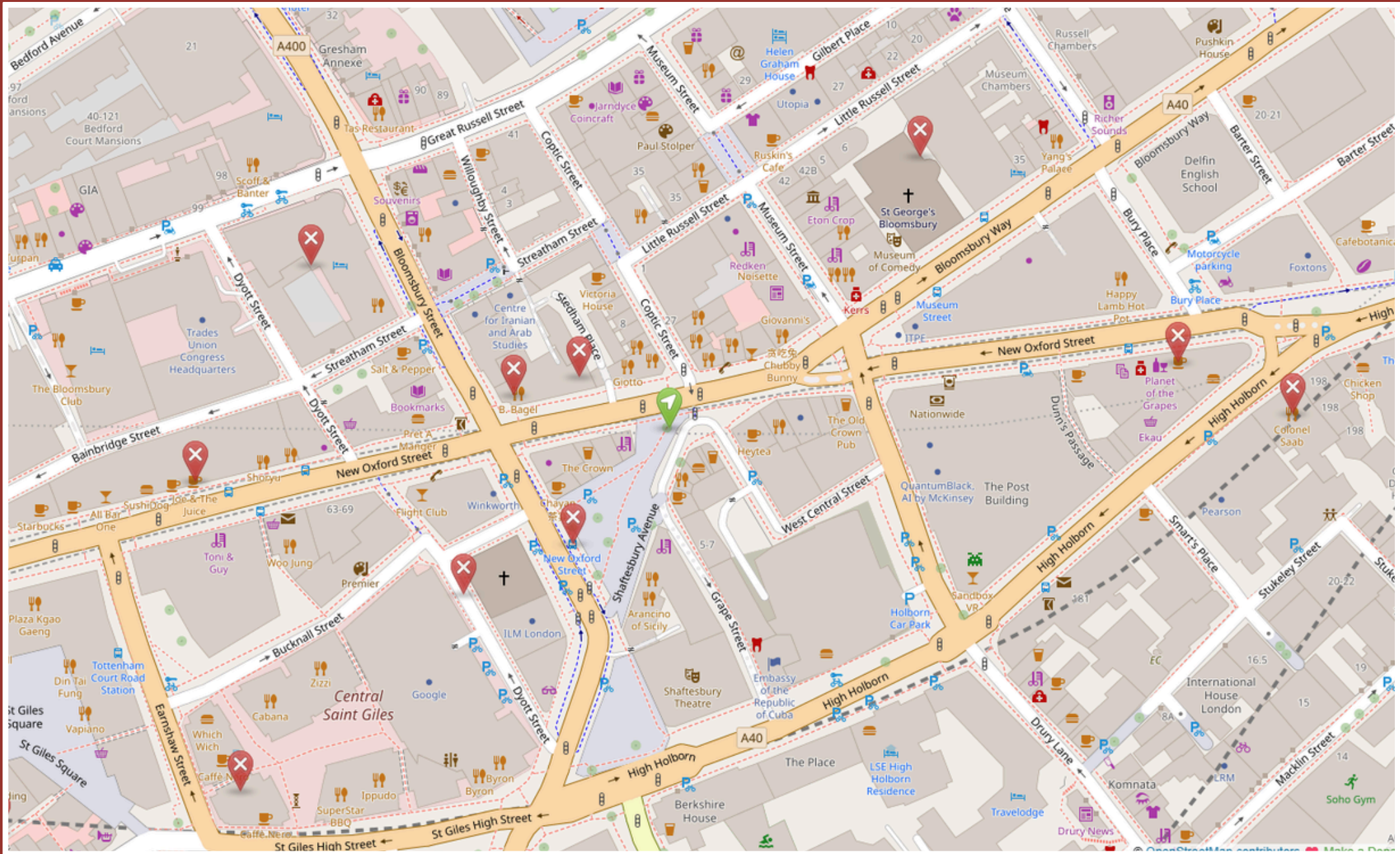




breckergrossmith.co.uk

020 7486 3531

# What's nearby?




Map by [OpenStreetMaps]

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## ACCOMMODATION:

The unit benefits from having a broad frontage with the potential for a food grab-and-go concept. The unit benefits from large windows both at the front and the rear, looking onto both New Oxford Street and Shaftesbury Avenue, allowing large amounts of natural light in the unit. Complimenting this is the property's generous ceiling height.




## LOCATION:

The British Museum (6.5 mil visitors per year) is a 3 minute walk away. And Tottenham Court Road has officially become London's busiest underground hub, handling over 63.4 million journeys annually.
The corner of Oxford Street and Tottenham Court Road is becoming a focal point for destination retail, highlighted by Warner Bros' upcoming 21,000 sq. ft interactive Harry Potter flagship store. The attraction is due to open in November 2026.



## SIZE:

| | |
|---|---|
| Ground Floor: | 376 sqft |
| Basement: | 579 sqft |
| Total: | 955 sqft |

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# TRANSACTION SUMMARY DETAILS

| | |
|---|---|
| PRICE: | Rent on Application. Subject to a rent collection fee of 5% plus VAT. |
| TERMS: | New lease on terms to be agreed - Outside the Act. |
| SERVICE CHARGE: | The service charge for the year ending 31 March 2027 is £3,005. This is inclusive of a service charge management fee of 12.5%. |
| INSURANCE: | The estimated insurance premium for the year ending 23 June 2027 is £1,714.32. This is inclusive of an insurance management fee of 12.5%. |
| BUSINESS RATES: | The VOA has recorded an estimated Rateable Value of £29,500. Interested Parties are advised to make their own enquiries with Local Authority. |
| LEGAL COSTS: | Prospective Tenants will underwrite the Landlord's legal costs. Each party will otherwise be responsible for their own legal and professional costs incurred. |

INDEXATION:
This unit is offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to upward annual rent increases linked to the Retail Price Index and open market rental value.
Further information available on request.



## CONTACT US TO ARRANGE A VIEWING:


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# TRANSACTION SUMMARY DETAILS..

**EXTERNAL WORKS CONTRIBUTION:**

In addition to the service charge, there is a charge for major external works conducted every 5 years. The previous cost for this was £14,770. The next works are due to take place in 2028.




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