



Description

Located just moments from Oxford Circus, 261 Oxford Street occupies a prime position on one of London's busiest retail destinations. Positioned only three units from Oxford Circus, the property benefits from exceptional visibility, with approximately 53 million entries and exits recorded annually.

The planned pedestrianisation of Oxford Street is expected to further strengthen the location. Nearby occupiers include Nike, H&M, Pandora, Skechers, Under Armour, NBA, Samsonite and New Balance.

Accommodation

Ground Floor	590 sq ft	54.83 sq m
Basement (incl vaults)	624 sq ft	57.99 sq m
First Floor	348 sq ft	32.34 sq m
Total	1,562 sq ft	145.17 sq m

Rent

On application

Rates

Rateable Value	£243,000
Rates Payable £243,000	Est. £109,350
UBR	0.45 (26/27)

Lease Term

Available on a new lease from June 2026, subject to vacant possession and on standard TCE lease terms.

Service Charge

TBC

Energy Performance Certificate

Rating C (60)

Costs

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

Viewing

Viewings are to be arranged in advance via KLM Real Estate or alternatively, via joint agents Cushman and Wakefield.

Contact

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