

# 48 OXFORD ST.

LONDON W1

2,044 sq ft corner retail opportunity at the heart of london's premier shopping district

**AVAILABLE NOW**

CARPISA

bags  
and  
accessories

CARPISA  
**GO**  
CARPISA

bags  
accessories  
suitcases

GO

travel  
and  
business  
goods

GO

TRAVEL & BUSINESS

**GO**  
CARPISA

TRAVEL & BUSINESS

**CARPISA**  
italian lifestyle

CARPISA

**SKECHERS**



Shop



## LONDONS' PREMIER RETAIL LOCATION

A corner retail opportunity on Oxford Street, just moments from the Elizabeth Line at Tottenham Court Road.

Offering 2,044 sq ft across ground and first floors, the space benefits from exceptional footfall and sits within London's most vibrant retail environments.

Oxford Street remains one of the world's most iconic retail destinations. In 2023, over **£3.1 billion** was spent on Oxford Street, contributing to a total of **£8.9 billion** across the West End.

**Footfall and consumer spend rose by 6% year on year**, and **turnover is forecast to reach £10 billion by 2025**, 10% above pre-pandemic performance.

THIS IS A RARE OPPORTUNITY TO SECURE SPACE IN A HIGH-PERFORMING, VIBRANT LOCATION WITH STRONG LONG-TERM GROWTH PROSPECTS.

### Oxford Street

**8.9 £ billion**

total spend in 2023 in the West End

**87 minutes**

average dwell time on Oxford Street East

**260,000**

people work within 1km of Oxford Street

**22 new**

openings in 2025

**35%**

International spend

**600,000**

visitors daily

**£150m**

Public Realm investment planned by Westminster City Council over the next three years

**+6.2%**

Oxford Street East footfall compared to +3.5% for Oxford Street West

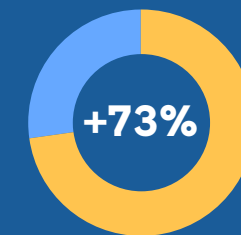
### Tottenham Court Road station



seconds from Tottenham Court Road station



annual entry/exits at Tottenham Court Road, the busiest station in the West End



growth in passenger numbers at Tottenham Court Road station



Only proposed West End interchange for Crossrail 2

# IN GOOD COMPANY

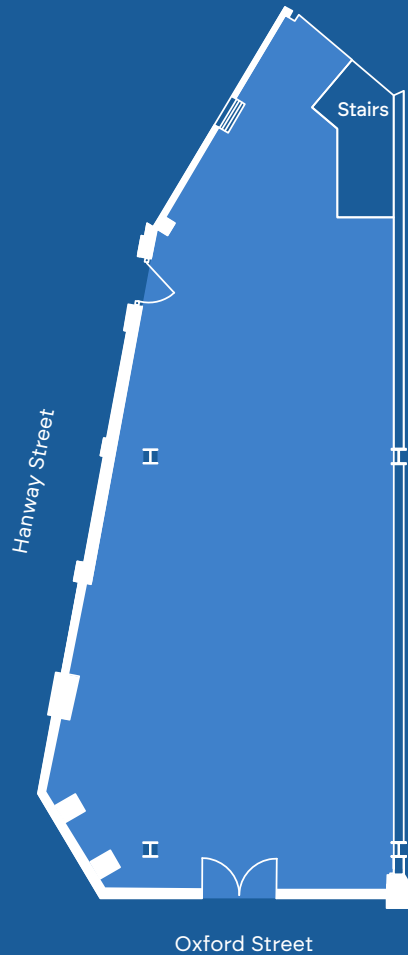
- |                  |             |
|------------------|-------------|
| Nike             | Primark     |
| IKEA             | Uniqlo      |
| Vans             | Office      |
| Urban Outfitters | Zara        |
| PSG              | Footasylum  |
| Dr. Martens      | Benetton    |
| H&M              | Rituals     |
| Uniqlo           | Lovisa      |
| Sports Direct    | Samsung     |
| NEXT             | Flannels    |
| Miniso           | M&S         |
| Sunglass Hut     | Muji        |
| Pandora          | Boots       |
| Frangrance Shop  | JD Sports   |
| Reserved         | TK Maxx     |
| Skechers         | Zara        |
|                  | House of CB |
|                  | Mango       |





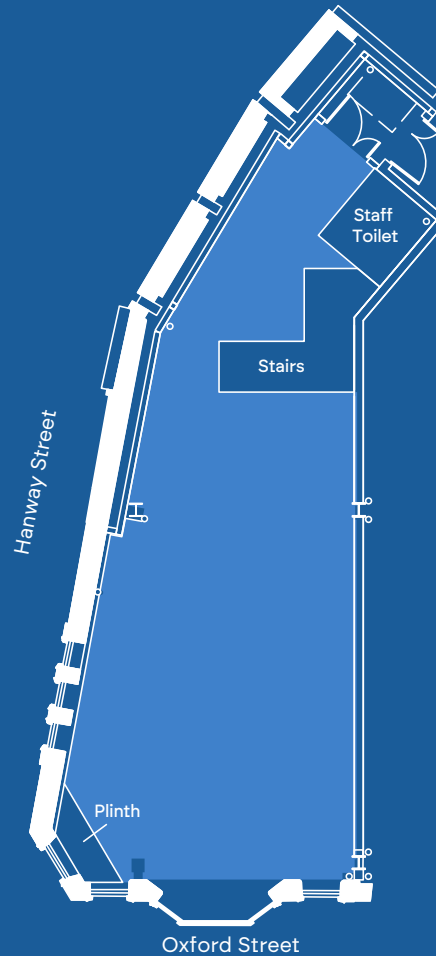
Ground

1,113 sq ft  
103.4 sq m



First

931 sq ft  
86.5 sq m



Total

2,044 sq ft  
189.9 sq m

Gross Frontage  
**27.33m**

Shop depth  
**19.03m**

Shop width  
**7.67m**

## OCCUPATIONAL COSTS

### Term

Available by way  
of a new lease

### Service Charge (2025)

£12,652 p.a.

### Quoting Rent

Upon Application

### Rateable Value (2025/6)

£217,000

### Estimated Rates Payable

£124,775 p.a.

Prospective occupiers are advised to make  
their own enquiries with the Local Authority.

# 48 OXFORD ST.

MISREPRESENTATION ACT 1967: Colliers & CBRE for themselves and for the Vendors or Lessors of this property whose agents they are give notice that. 1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Colliers & CBRE has any authority to make or give representation or warranty whatever to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated.  
sirendesign.co.uk November 2025

## CBRE

### Peter Flint

peter.flint@cbre.com  
+44 7870 999192

### Charlie Ready

charlie.ready@cbre.com  
+44 7500 578078



LONDON  
BOUTIQUE ADVISORY. GLOBAL REACH

### Paul Souber

paul.souber@colliers.com  
+44 7710 077979

### Aron Samra

aron.samra@colliers.com  
+44 7771 815152