



DESIRABLE LOCATION ON
THE MAIN SHOPPING STREET
"STRØGET"



SPACIOUS DESIGN, CENTRAL LOCATION

The lease is centrally located on Strøget in a building from the 19th century. The building consists of five floors of which the lease is located on the ground floor.

The lease constitutes of 239 m² in total. The ground floor is 80 m², the mezzanine is 48 m² and the basement is 111 m².

The lease has two visible facade windows facing Vimmelskiftet, and a double ceilingheight on some of the groundfloor,

making the lease more spacious.

The lease is ideal for retail use. The mezzanine makes the lease appear bigger and roomy. Furthermore, the mezzanine creates more visible angles for displayed items.

The lease has great exposure towards Vimmelskiftet, with visible signage. Next to the lease one will find a great number of well-known retailers and food & beverage concepts.

- Visible facade
- Desirable location
- 250 meters from Amagerortov
- High daily Footfall
- Dobbelt ceiling height



SURROUNDED BY LUXURY

Vimmelskaftet is a rather short stretch on Strøget. Nevertheless, the street is home to some of the largest retailers worldwide. Close to the lease, the Japanese brand Uniqlo has opened their first store in Denmark. Zara's and H&M's Danish flagship stores are also located on Vimmelskaftet.

Vimmelskaftet is experiencing a major focus from international retailers and density of large high street fashion brands are beyond comparison.

The lease is situated in an area with a high daily foot fall of just a few steps away from the lease you find Jorck's Passage which is the link to Nørreport Station and Metro Station with almost 50,000 daily passengers.

-  Vimmelskaftet 47
-  Louis Vuitton 300 m.
-  Nørreport Station 500 m.
-  Kgs. Nytorv 750 m.
-  City Hall Square 400 m.

HIGH STREET FOOTFALL



HEAD OF TERMS

Address	Vimmelskaftet 47, 1161 København K	
District	High street	
Case number	19802	
Use	Retail	
Area	Area in m ²	Yearly rent in DKK
Ground floor	80	
Mezzanine	48	
Basement	111	
Total	239	*1,450,000
Heating		31,000

Deposit	Cash deposit corresponding 6 month's rent
Irrevocability	5 years on the tenant 10 years on the landlord
Payment	Monthly in advance
Condition	As per further agreement
Date of take-over	As per further agreement
VAT	All amounts are subject to VAT, 25%.
Rent Regulation	NPI, though min. 2.0%.

*Service charges and taxes are included in the rent

FOR FURTHER INFORMATION



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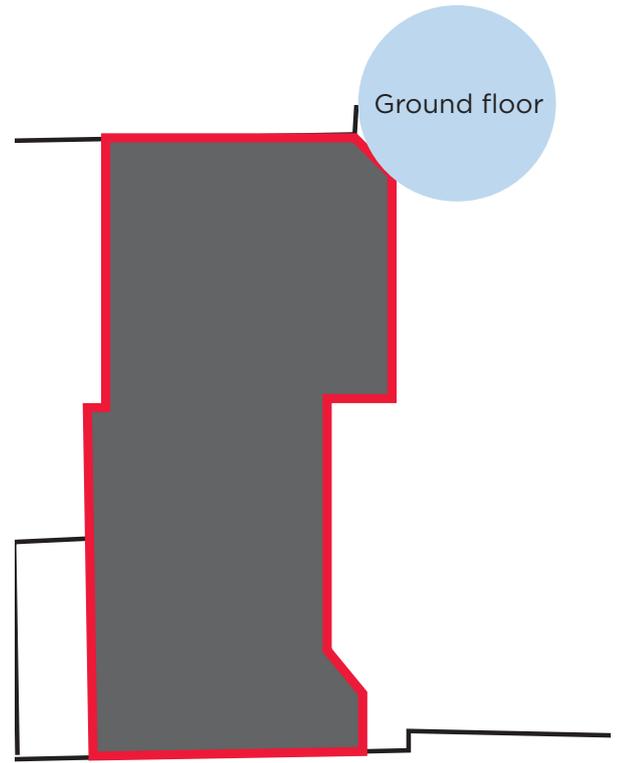
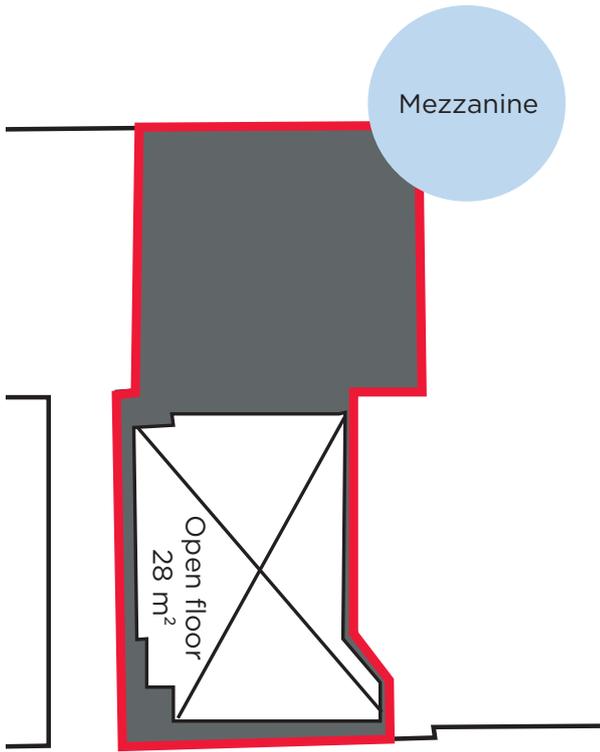


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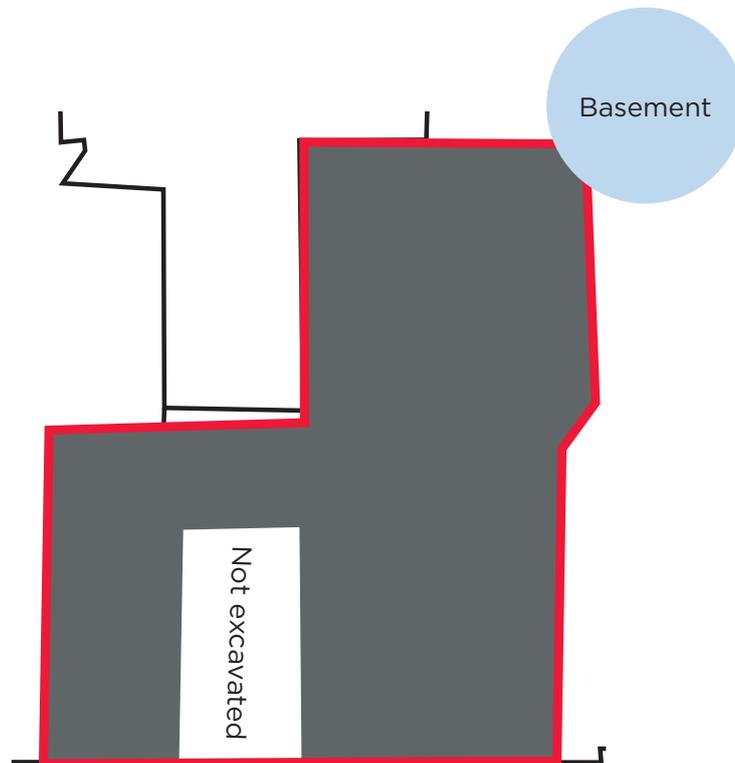


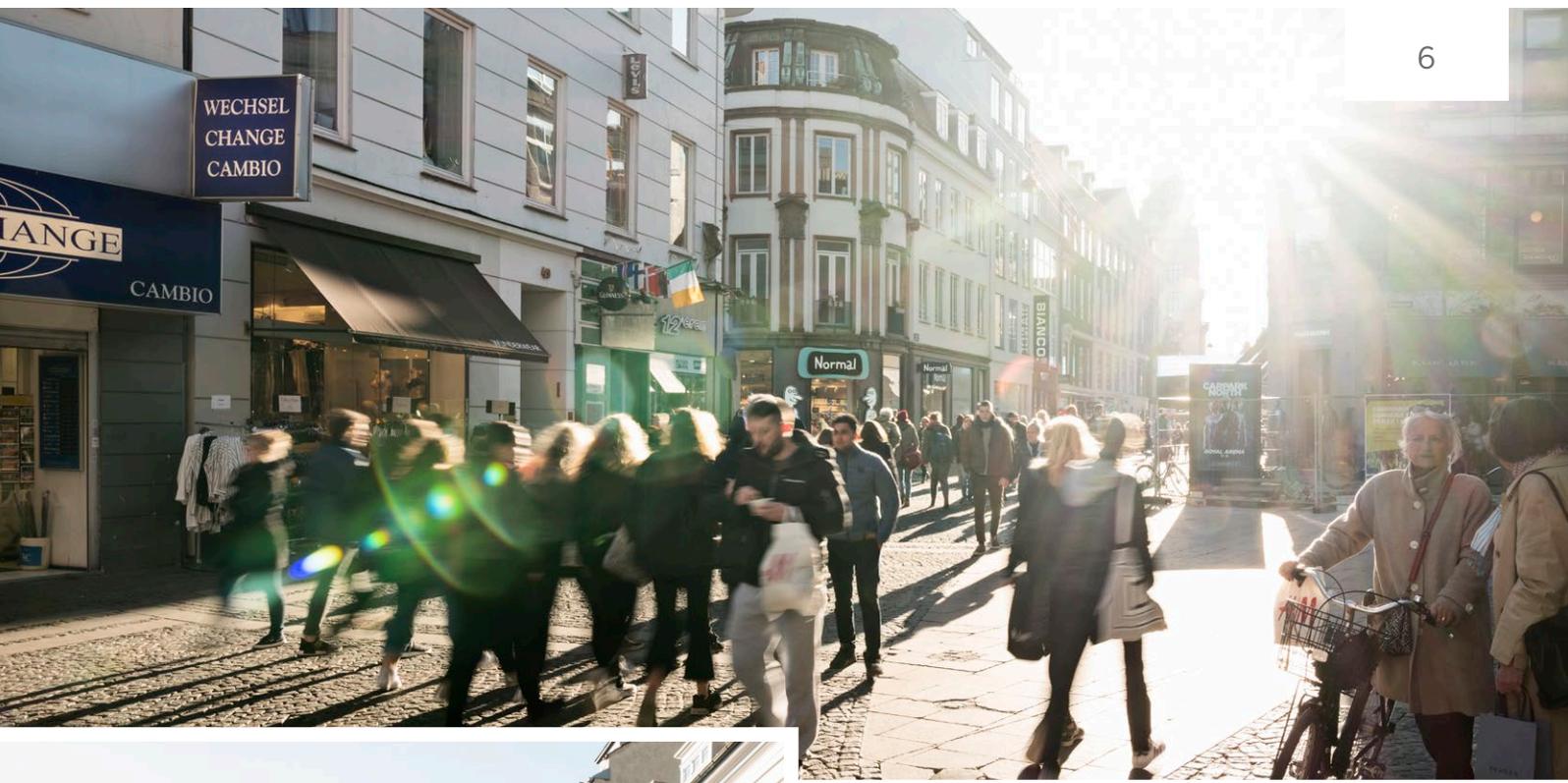
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GROUND FLOOR, MEZZANINE & BASEMENT

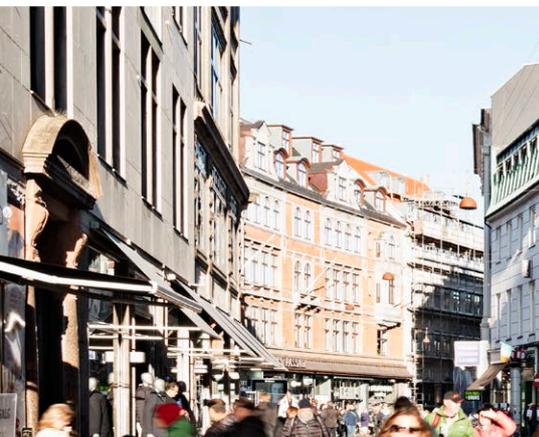


Vimmelskaftet





The lease is located where Vimmelskaftet opens up



The area around the lease is highly trafficked and the lease is located at a small plaza, where the building opens up and the sunlight reaches the busy street, which creates an unique atmosphere.







Outstanding Advice

Cushman & Wakefield | RED provide advice within sales, leasing, tenant representation and valuation to the largest companies and players within real estate on the Danish real estate market. Our values in a complex and dynamic world consist of meticulousness, experience and responsibility.

Our goal is to deliver value-creating services with the highest possible professional quality in relation to the task. As professional advisers, we will meet and exceed customer expectations. We can do this because our combined organisational competences consist of a strong community of dedicated, satisfied and competent employees and partners with the market's best research database.

We have the market's best research database, and therefore, we can carry out tasks involving analyses and advice at a truly outstanding level of quality, based on a broker-oriented and academic approach.

RETAIL-TEAM



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