



Desirable location on the main shopping street "Strøget"

High daily footfall

Vimmelskiftet 47, 1161 København K

THE LEASE

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.

This lease has great potential for the right tenant.



FACTS:

- 239 m² in total
- Visible facade
- Great exposure

THE AREA

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, is opening their first store in Denmark in 2019.

Zara's and H&M's Danish flagship stores are also located on Vimmelskaftet.

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

The lease is situated in an area with a high daily foot fall of both tourists and local residents.

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.

Strøget is one of the longest pedestrian streets in Europe. The lease is approximately located halfway from Kongens Nytorv to Rådhuspladsen (City Hall Square).



FACTS:

- High daily foot fall
- Central located on Strøget
- Developing area

HEAD OF TERMS

A new lease contract will be composed

The Landlord reserves the right to approve the tenant and the concept. A new lease will be composed applicable with market terms.

CONTACT

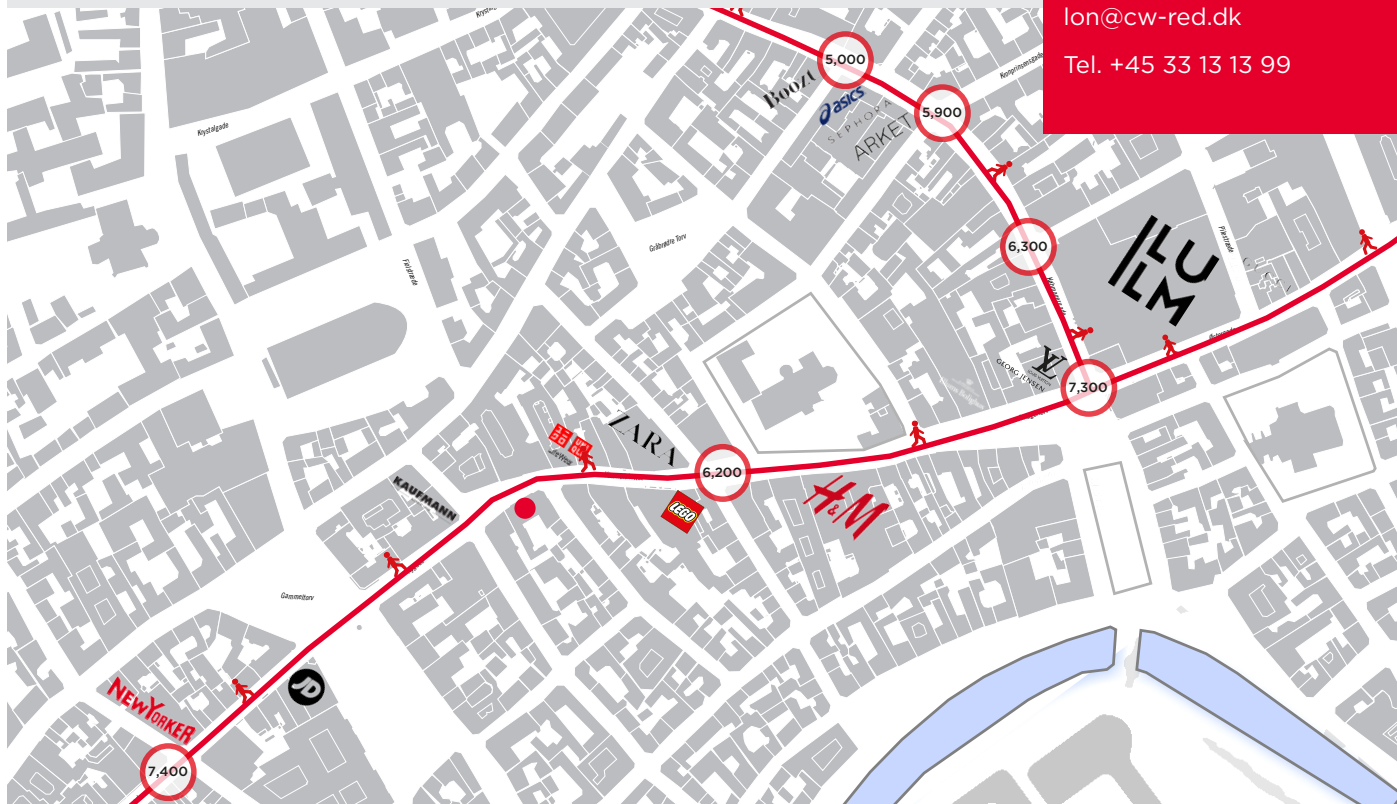
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ADDRESS

Vimmelskaftet 47
1161 København K

DISTRICT

City

USE

Retail

CASE

19802

AREA AND FINANCIAL TERMS

Ground floor	80 m ²
Mezzanine	48 m ²
Basement	111 m ²

Total	239 m ²
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ANNUAL COST

Annual Rent*	DKK	1,600,000
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Heating a/c	DKK	31,000
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*Incl. property taxes and service charges

PAYMENT

Monthly in advance

VAT

Payable amounts are subject to VAT 25%

REGULATION

NPI min. 2%

NON-TERMINATION

As per agreement

DATE OF TAKE-OVER

As per agreement

DEPOSIT

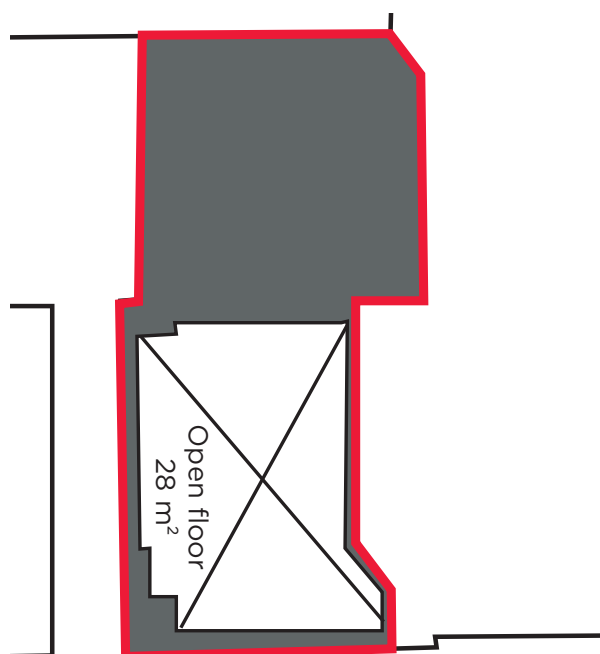
Corresponding to 6 month's rent

FLOOR PLANS

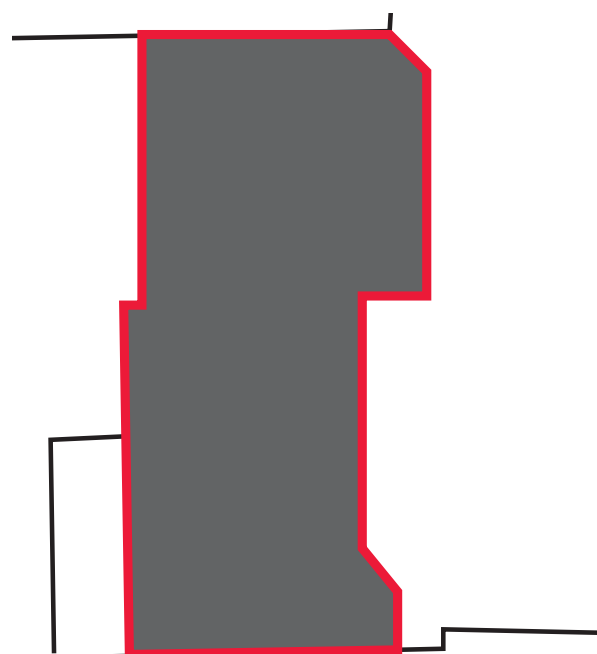
GROUND FLOOR, MEZZANINE & BASEMENT

The lease will be rebuilt. These floor plans are only suggestive and are with reservations for change.

Mezzanine

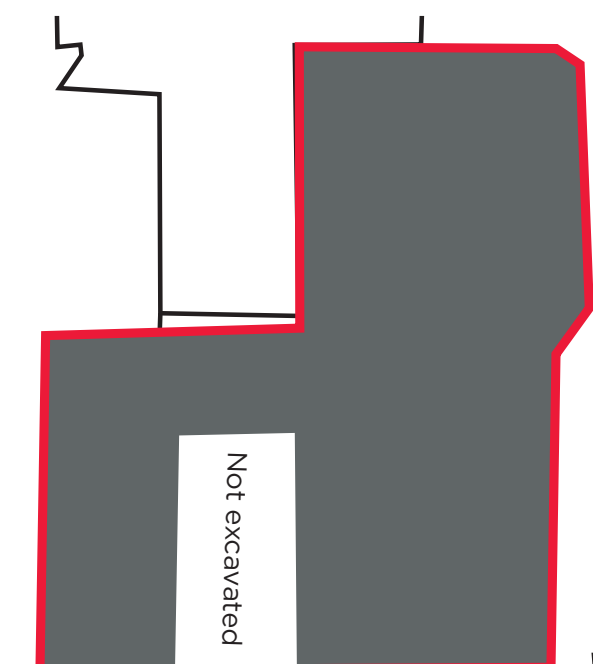


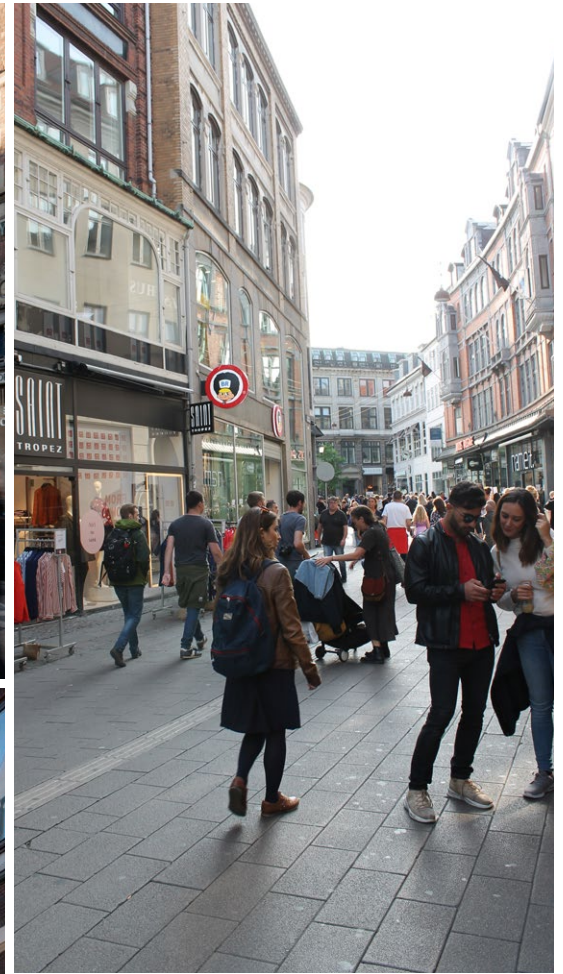
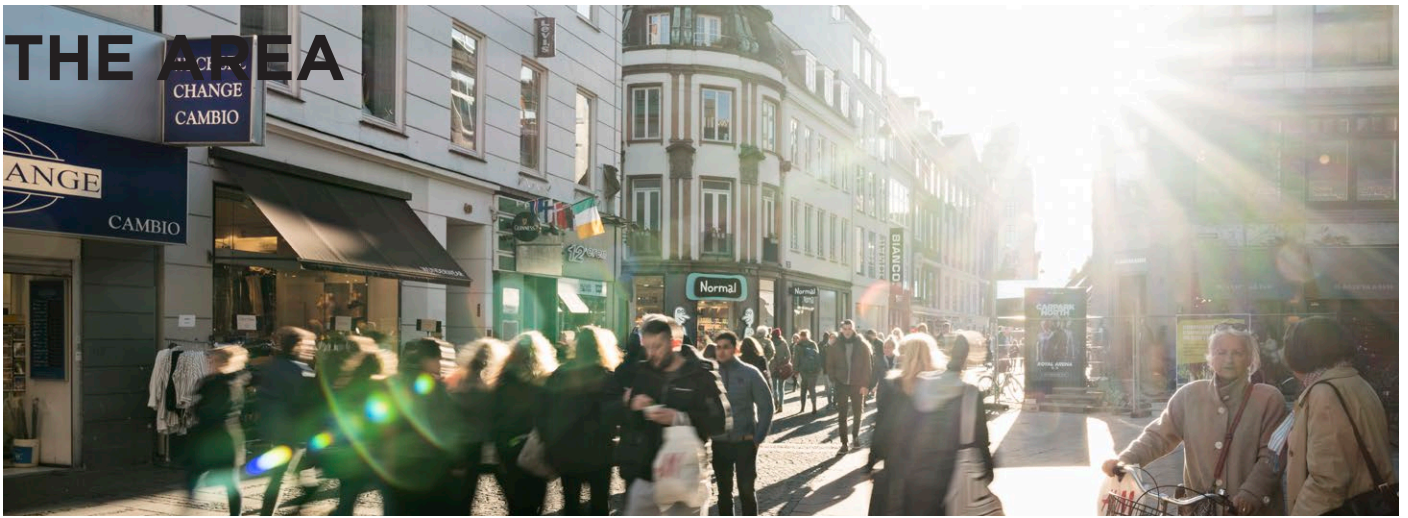
Ground Floor



Vimmelskaftet

Basement







CUSHMAN &
WAKEFIELD



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Cushman & Wakefield | RED

Cushman & Wakefield | RED is an associate partner of Cushman & Wakefield, which has 750 retail employees worldwide to fulfil global cooperation agreements with over 250 international retailing chains. Our Retail Services benefit from the partnership in Denmark.

We specialise in retail and shopping properties, and since 2009, we have had a department dedicated to these areas. Therefore, we can accommodate the increasing demand, both within Danish and international retail. We handle everything within leasing, assignment, targeted relocation, new establishment and all manner of advice.