



CUSHMAN &
WAKEFIELD



Visible and central location

Located on Strøget with a high daily footfall

A wide facade stretching down Knabrostræde with great visibility

Vimmelskaffet 49, 1161 Copenhagen K





THE LEASE

The lease is situated on the corner of Vimmelskiftet and Knabrostræde in a property from 1877.

The lease constitutes of 748 m² in total in ground floor, first floor and basement.

The ground floor of the lease has a total of 270 m² retail space. The first floor is 231 m² and the basement is 247 m².

It is possible to have two levels of sales area in 501 m² in total with a great visibility from several angles.

The lease will be rebuilt to optimize the retail space allowing the best possible use of the ground floor.

The floor plans show the future configurations as an example of the optimizing of the lease areas.

The lease has great potential for the right tenant.

THE AREA

Vimmelskiftet is a rather short stretch on Strøget. Nevertheless, the street is home to some of the largest retailers worldwide.

Just a few steps away across the street from the lease, Uniqlo is opening their first store in Denmark in early 2019.

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

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

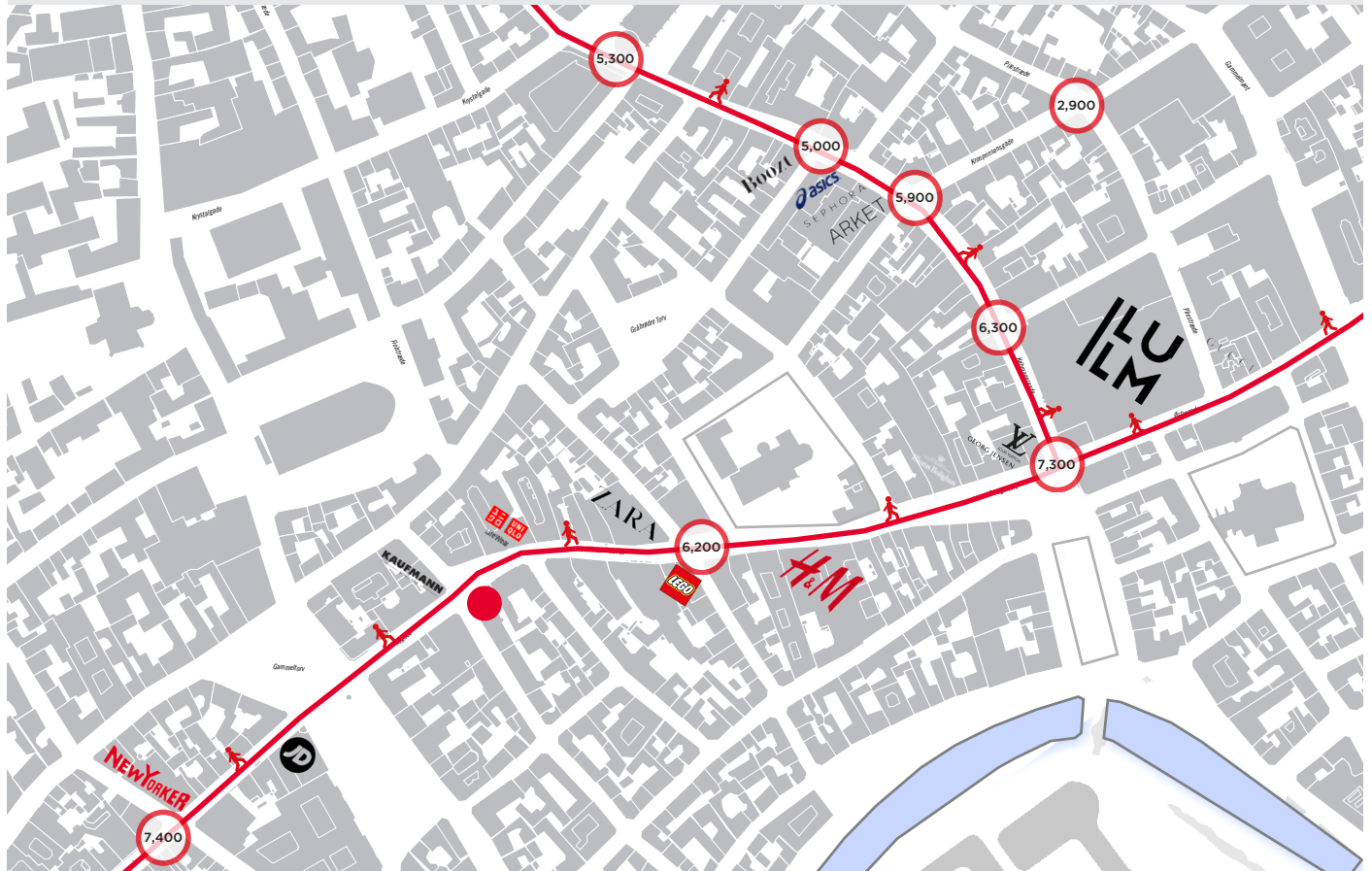
Close to the lease you find Jorck's Passage which is the link to Nørrebro Station and Metro Station with a massive daily foot fall.

Strøget is the longest pedestrian street in Europe and this lease is approximately located halfway from Kongens Nytorv to Rådhuspladsen (City Hall Square) which also means a massive foot fall.

HEADS 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.



ADDRESS

Vimmelskaftet 49
1161 København K

DISTRICT

Primary

USE

Retail

CASE

18828

AREA

Ground Floor	270 m ²
First Floor	231 m ²
Basement	247 m ²
Total	748 m²

ANNUAL COST

Rent* DKK 3,797,000

***Incl. property taxes and service charges**

Heating DKK 70,000

VAT

All payable amounts are subject to VAT, currently 25%

PAYMENT

Monthly in advance

REGULATION

NPI, min. 2%

NON-TERMINATION

5 years on the part tenant
10 years on the part landlord

DATE OF TAKE-OVER

As per agreement

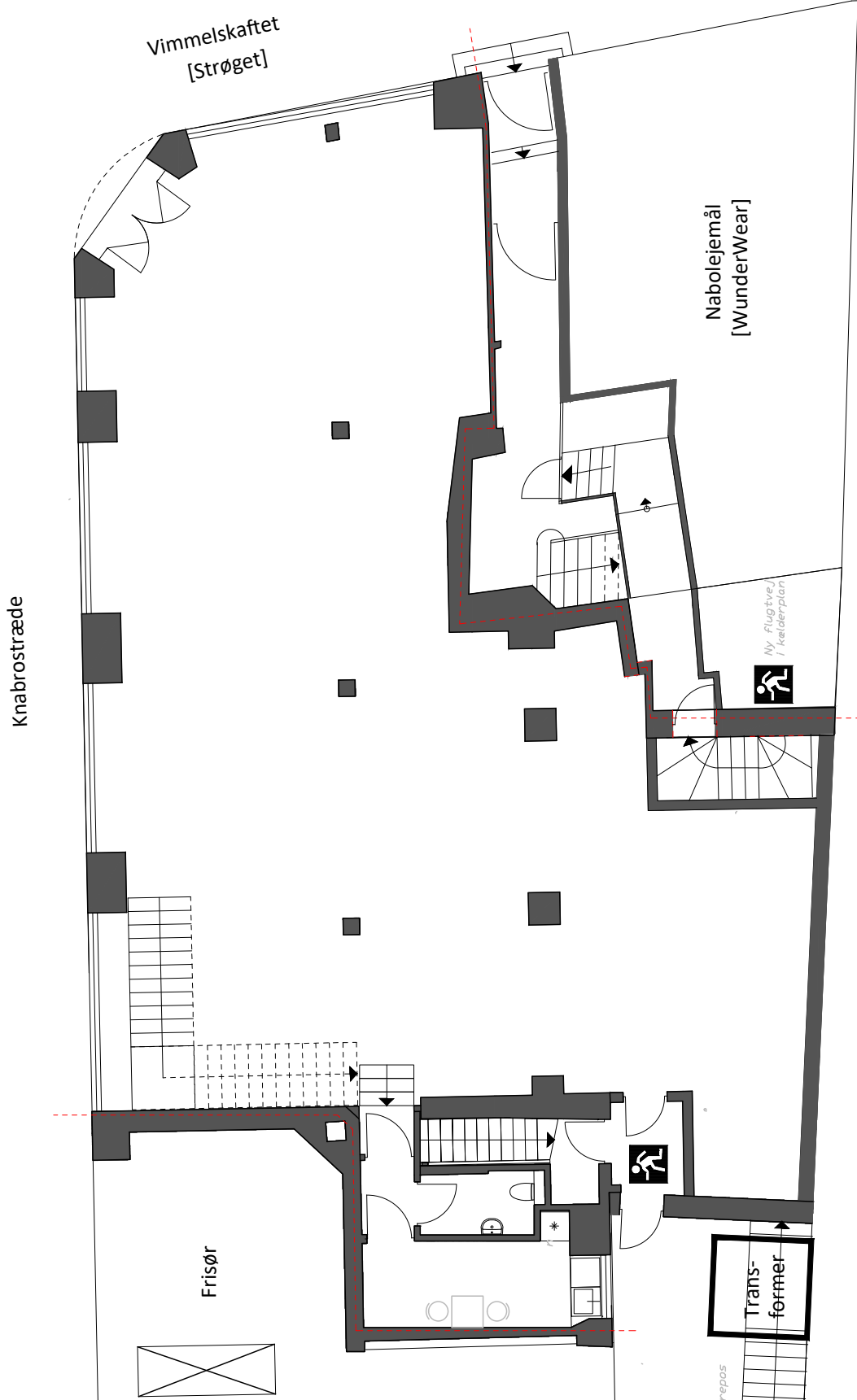
DEPOSIT

Corresponding to 6 month's rent

FLOORPLANS

GROUND FLOOR

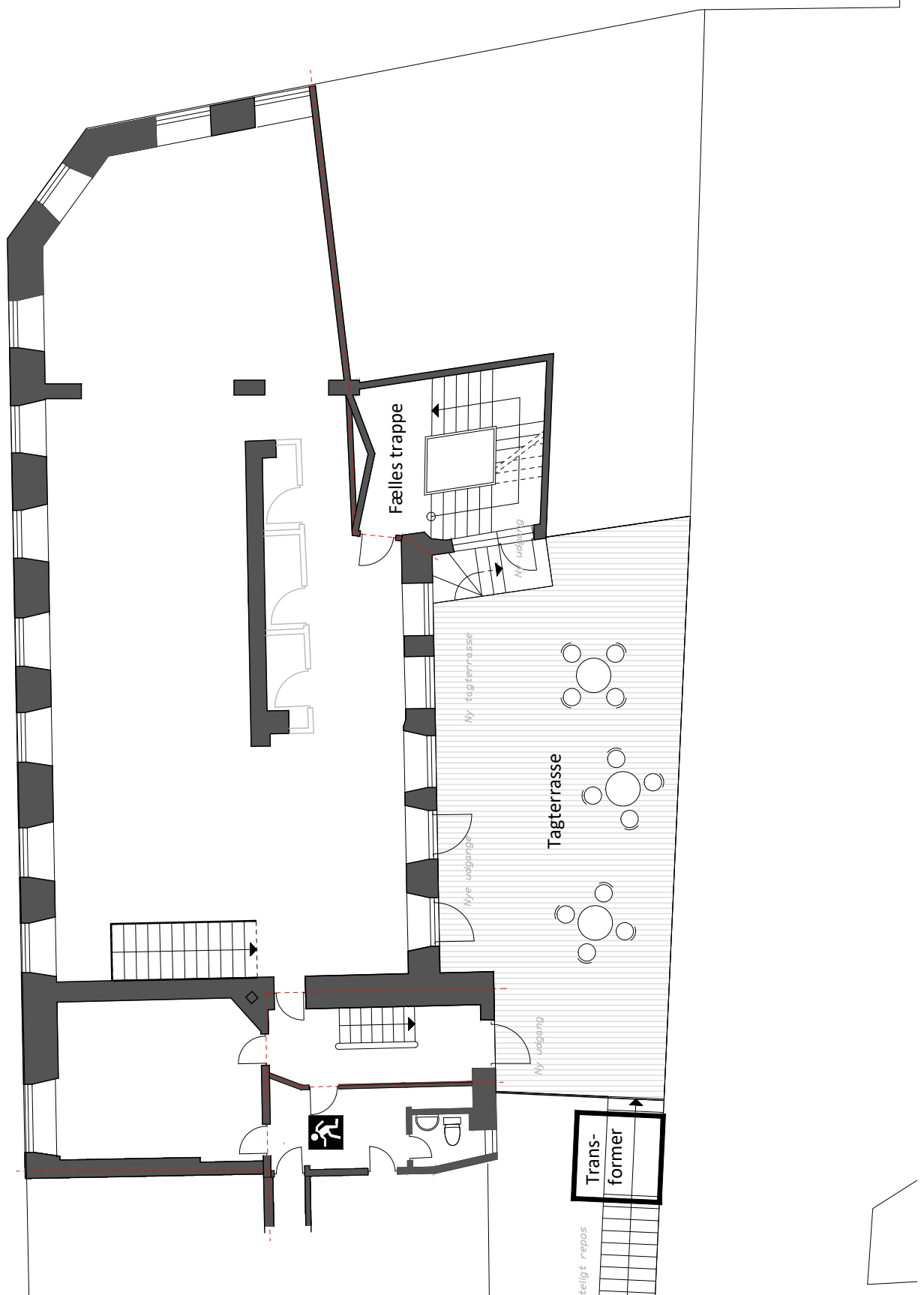
The following plans are guiding and may vary from the actual design of the lease.



FLOORPLANS

FIRST FLOOR

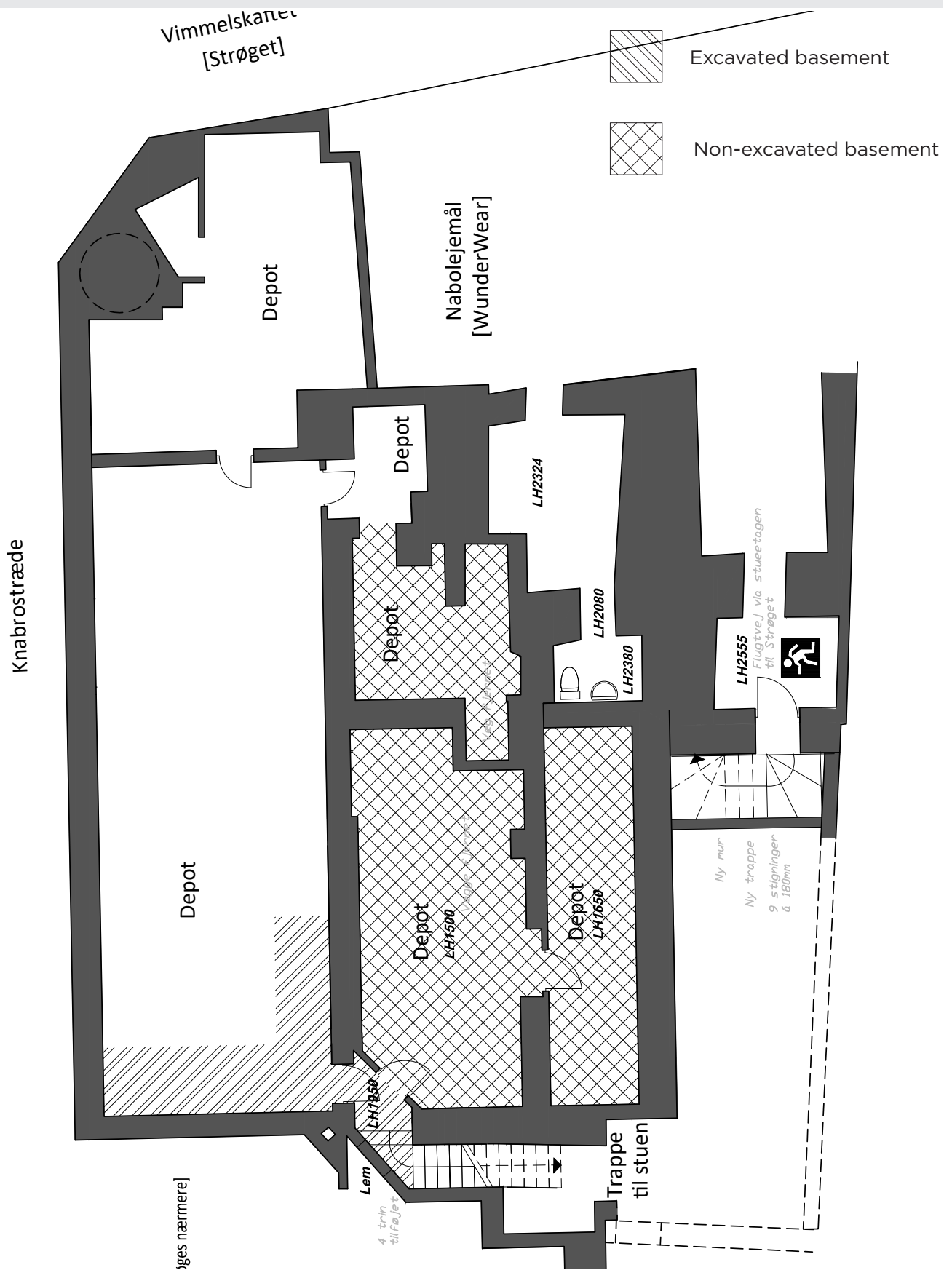
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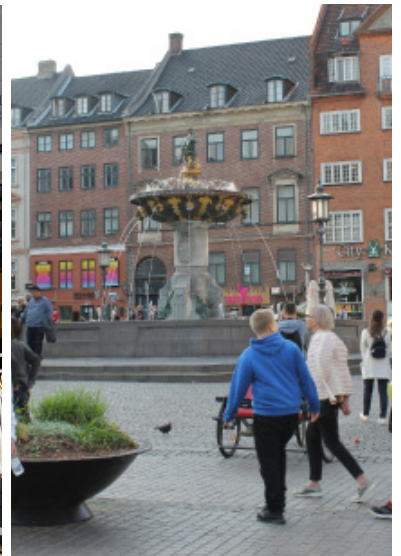
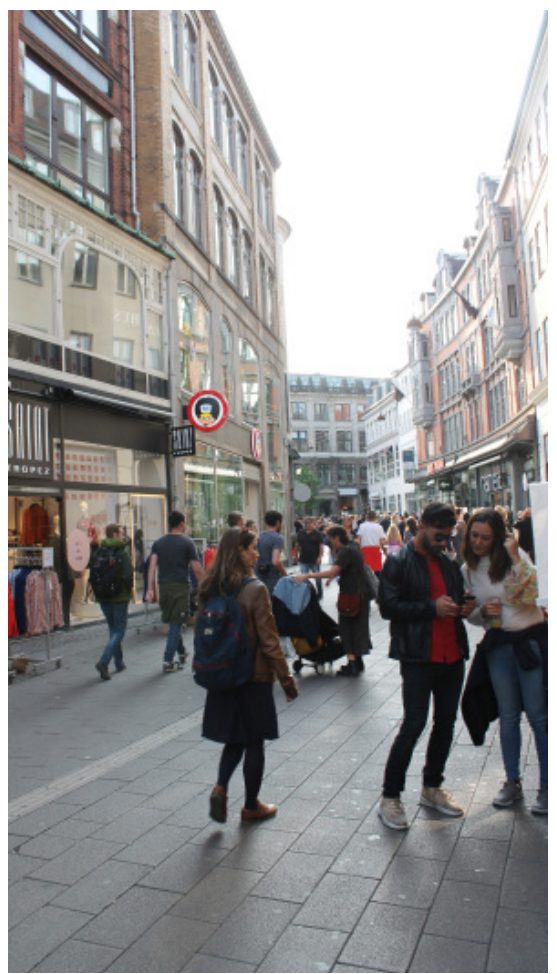


FLOORPLANS

BASEMENT

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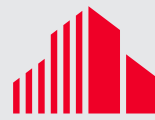
CAPITAL MARKETS

VALUATION & RESEARCH

OFFICE LETTING

RETAIL

OCCUPIER SERVICES



CUSHMAN &
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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.