







## NEXT TO LACOSTE, FACING SAMSONITE

The lease comprises 188 m<sup>2</sup> in two floors: ground floor and basement. The ground floor of the lease is a total of 133 m<sup>2</sup> and is currently used exclusively for the purpose of retail. The basement is 55 m<sup>2</sup> and can be used for either employee break room, storage or both.

The lease is highly visible from both Ny Østergade and Østergade due to a very wide frontage, which consists an entrance in glass between two great windows. The leasehold is the second of only two almost identical shops (the other is Lacoste) in the

property, enabling the tenant to apply a large share of the extensive facade of the beautiful 1876-building for branding puposes.

The lease is ideal for retail use, and not many other shops on Ny Østergade are widely visible from Østergade as this space in Ny Østergade 3. Hence, this is a quite rare opportunity for those looking for improve visibility without increasing the area.

- Across the street from Ole Lynggaard
- Employee facilities
- 20 meters to Østergade
- Storage
- Great visibility





## AN AREA OF HISTORIC WEALTH

The lease is located on Ny Østergade, surrounded by high-end jewelers and several other premium brands. The lease is situated visible from Østergade when facing towards the Amagertorv from Kongens Nytorv and Nyhavn. It is an area highly frequented by tourists, locals and internationals.

The area has historically appealed to customers of higher standings, and today the junction between Ny Østergade and Østergade is dominated by jewelers and watch-makers, incl. Cartier, Ole Lynggaard and local retailers Klarlund, Hvelplund, Ole Mathiessen and Halberstadt,



Ny Østergade 3



Louis Vuitton

300 m.



Nørreport Station

950 m.



Kgs. Nytorv

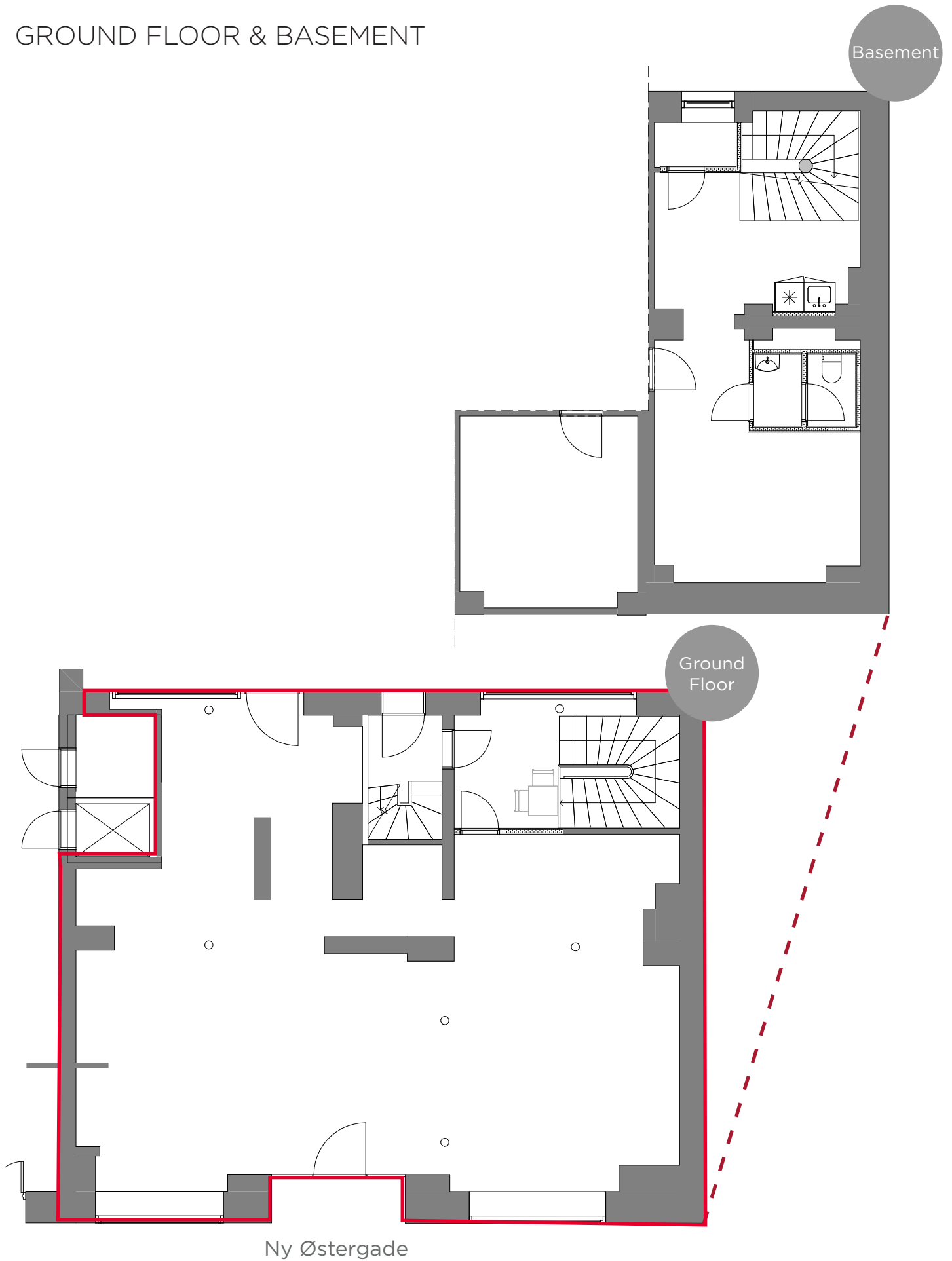
100 m.



City Hall Square

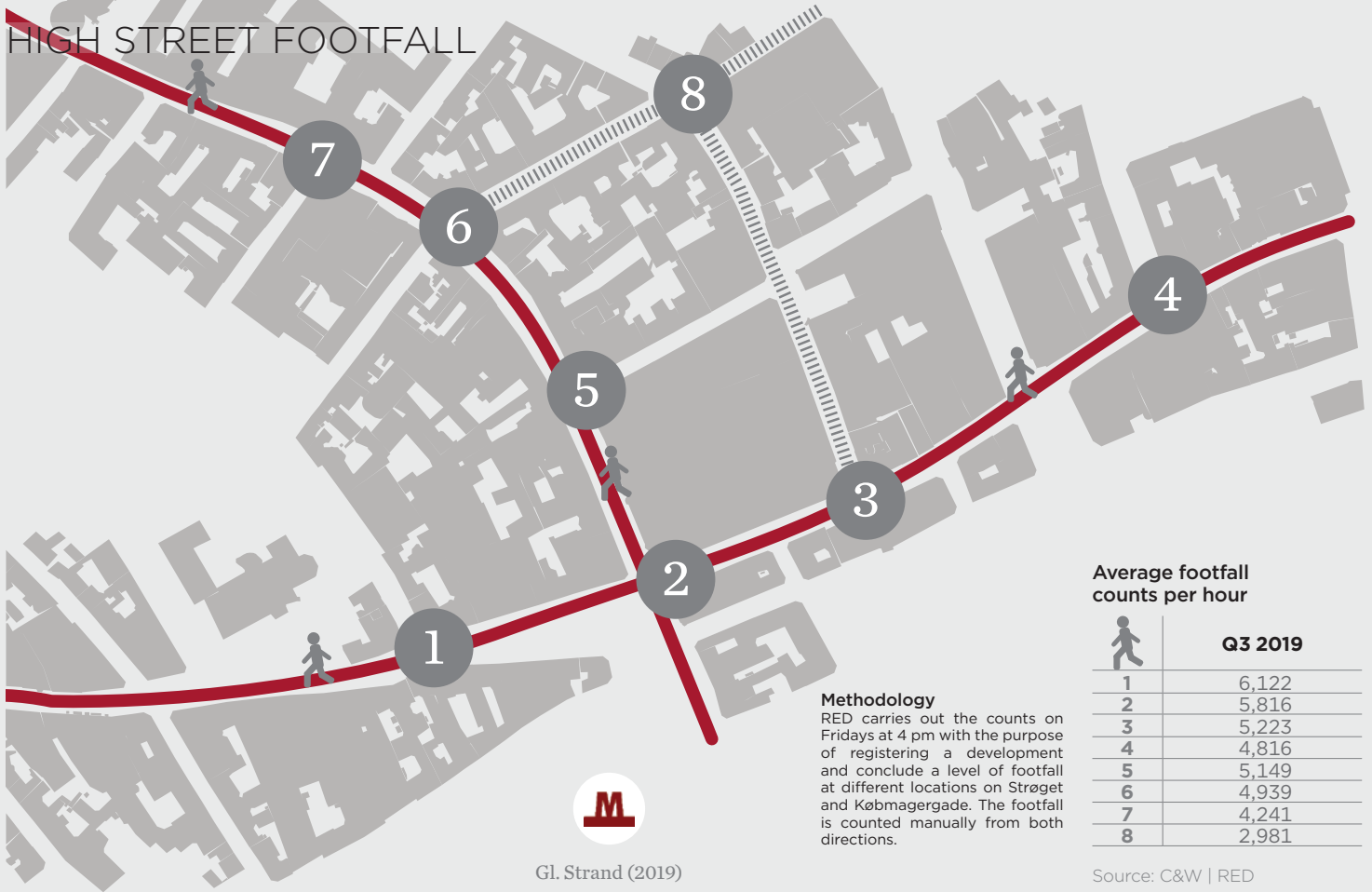
1000 m.

## GROUND FLOOR &amp; BASEMENT





## HIGH STREET FOOTFALL



GL Strand (2019)

## HEAD OF TERMS

Address	Ny Østergade 3, 1100 København K	
Use	Retail	
Area	Area in m <sup>2</sup>	Yearly rent in DKK
Ground floor	133	
Basement	73	
Total	206	*1.730.000
Utility cost		13.650
Renovation cost		2.360

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. 2.5%.

\*Service charges and taxes are included in the rent

### FOR FURTHER INFORMATION



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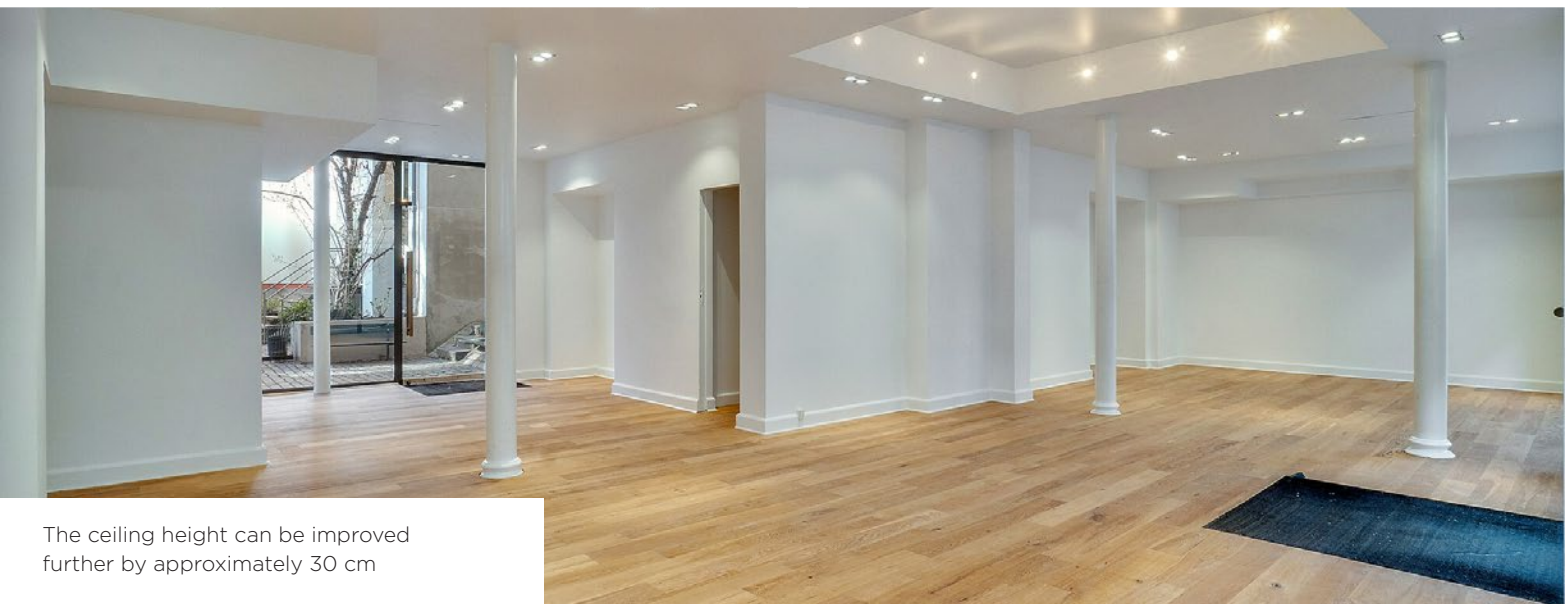
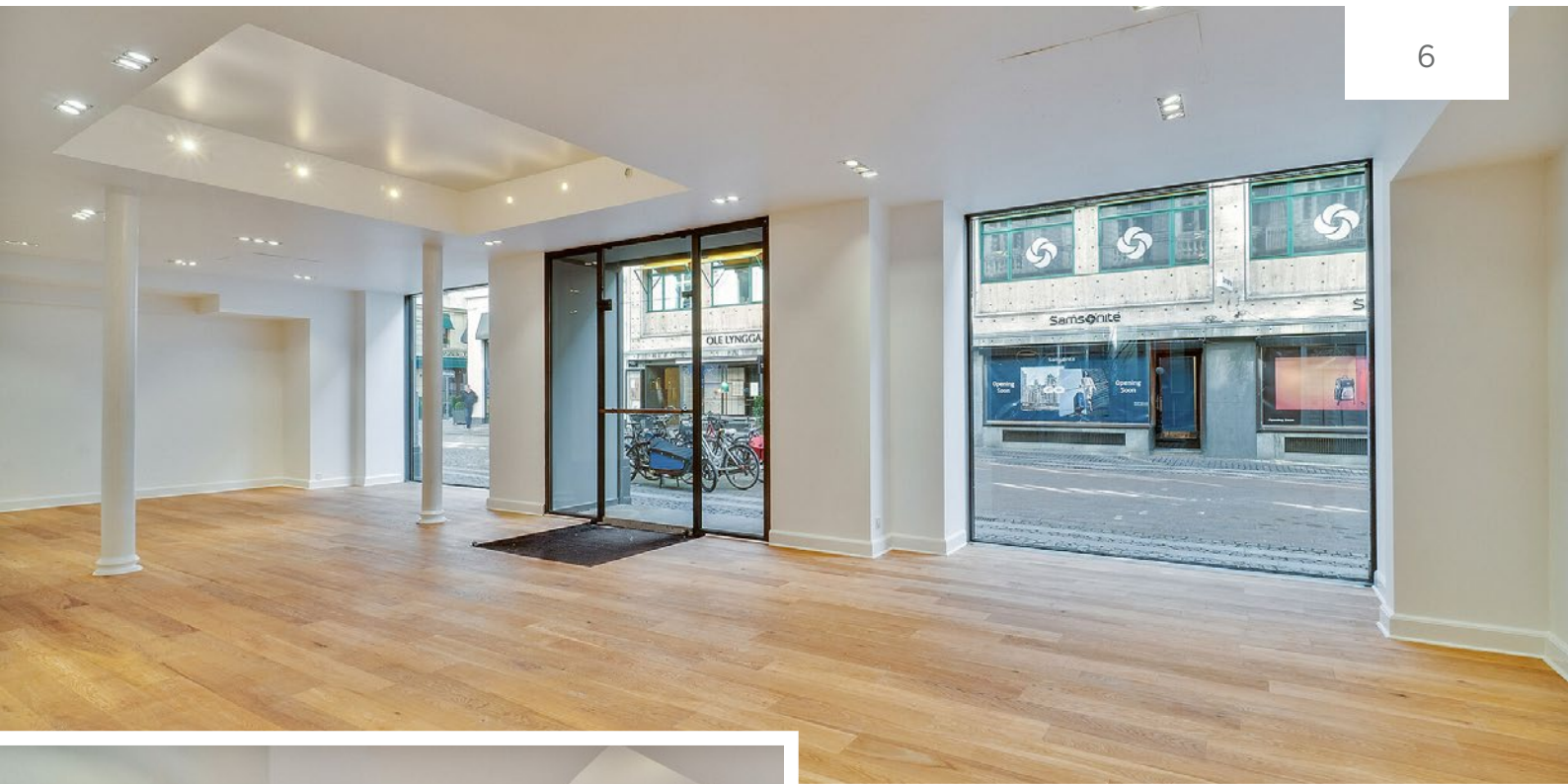


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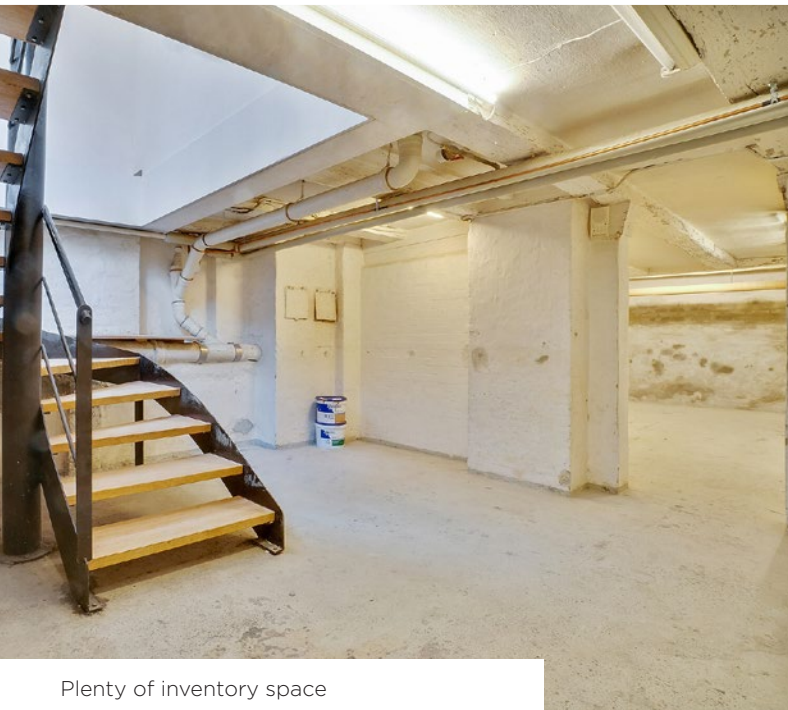


The ceiling height can be improved further by approximately 30 cm





The leasehold seen from Pistolstræde



Plenty of inventory space







The leasehold seen from Østergade





## RETAIL-TEAM



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## Outstanding Advice

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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.

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