

RETAIL

# IMPRESSIVE SHOP FRONT FOR A BOX-SHAPED LEASE



NY ØSTERGADE 3, 1101 KØBENHAVN K  
CASE: 21830





The lease has recently undergone complete development including great cosmetic changes to the fit-out and an additional improvement of the technical installations

## NEXT TO KLARLUND, FACING B&O

The lease comprises 225 m<sup>2</sup> in two floors: ground floor and basement. The ground floor of the lease is a total of 128 m<sup>2</sup> and is currently used exclusively for the purpose of retail. The basement is 97 m<sup>2</sup> and can be used for employee break room and storage.

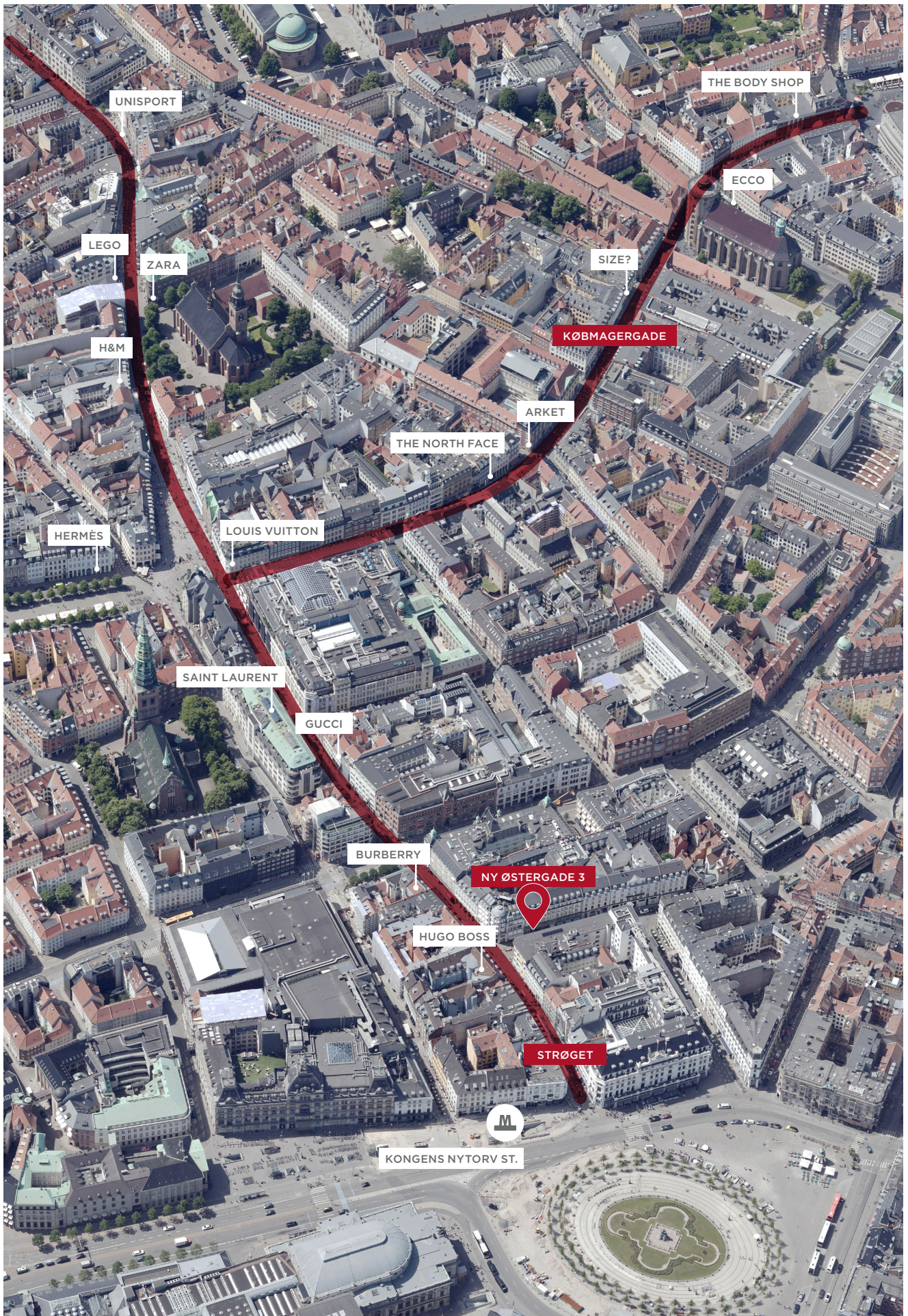
The lease is highly visible from both Ny Østergade and Østergade due to a very wide frontage, which consists an entrance door in glass between two great windows. The leasehold is the second of two almost identical shops in the property, enabling the tenant to apply a large share of the extensive facade of the beautiful 1876-building for branding purposes. The neighbor has recently been let out to a high-end international retailer.

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

### HIGHLIGHTS

- Next to Klarlund, facing Bang & Olufsen
- Employee facilities
- 10 meters to Østergade
- Storage
- Great visibility













## AN AREA OF HISTORIC WEALTH

The lease is located on Ny Østergade, surrounded by high-end watchmakers and several other premium brands. The lease is situated visible from Østergade when walking 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 watchmakers, incl. Cartier, Ole Lynggaard and local retailers Klarlund, Hvelplund, Ole Mathiessen and Halberstadt. Recently, Danish jewellers Dülong and Sif Jakobs entered the street, who recently has been followed by Swedish retailer Carpe Diem.

	Ny Østergade 3, st. tv.	
	Louis Vuitton	300 m.
	Nørreport Station	950 m
	Kongens Nytorv	100 m.
	City Hall Square	1000 m.



# HEADS OF TERMS

Address	Ny Østergade 3, 1101 København K	
Case number	21830	
Use	Retail	
	<b>Area</b>	<b>Yearly rent in DKK</b>
Ground floor	128 m <sup>2</sup>	
Basement	97 m <sup>2</sup>	
<b>Total</b>	<b>225 m<sup>2</sup></b>	<b>*1,750,000</b>
Utility cost	26,044	
Renovation cost	3,335	

Deposit	Cash 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 are included in the rent



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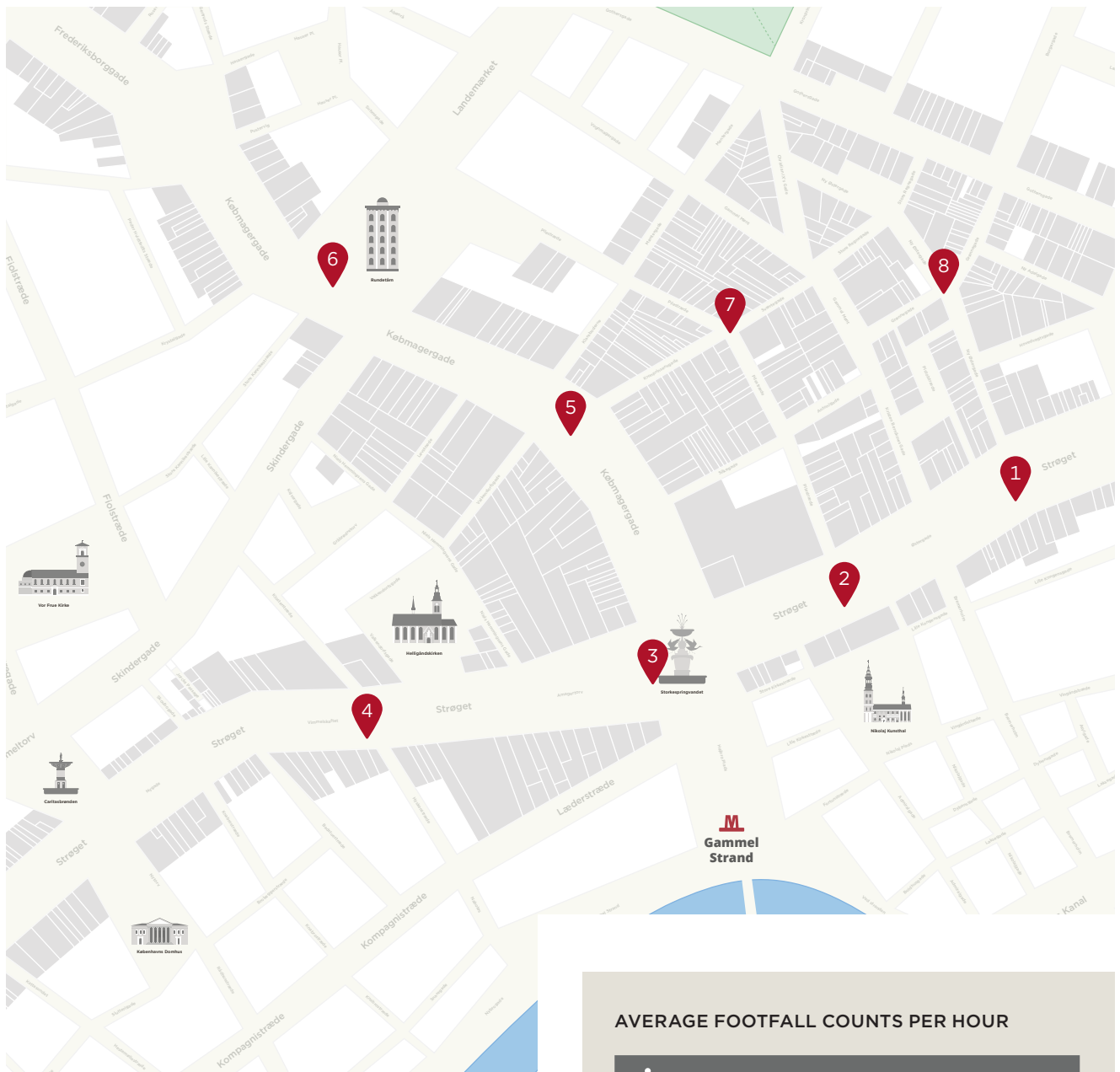


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## VISIBLE FROM STRØGET

Ny Østergade 3 is the first shop on Ny Østergade coming from Strøget, and the wide shop front is greatly visible for consumers on the famous pedestrian street.

On an average Friday afternoon (before COVID-19), Strøget attracted around 5,000 people an hour exactly at the spot, where the street meets Ny Østergade - marked 1 on the map above.

Kongens Nytorv officially marks the beginning of Strøget, and this stretch is particularly known for its high number of international shoppers.

Thus, in Ny Østergade 3, a tenant is provided large visibility and easy access for a great amount of customers.

### AVERAGE FOOTFALL COUNTS PER HOUR

ADDRESS	Q4 2019
1 Østergade/Ny Østergade	4,816
2 Østergade/Pilestræde	5,223
3 Amagertorv	5,816
4 Vimmelskaftet	6,122
5 Købmagergade	4,949
6 Rundetårn	4,241
7 Kronprinsensgade	3,374
8 Grønnegade	2,932

#### METHODOLOGY

RED carries out the counts on Fridays at 4 pm with the purpose of registering a development and conclude a level of footfall at different locations on Copenhagen's high streets, Strøget and Købmagergade, and a selection of the city's secondary shopping streets. The footfall is counted manually from both directions.
















# FLOOR PLAN

 Ground floor 128 m<sup>2</sup>  
Basement 97 m<sup>2</sup>

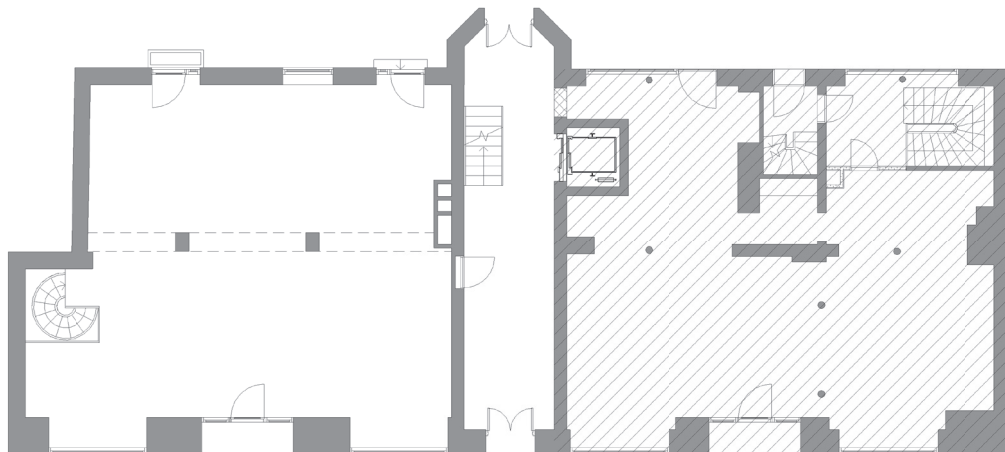


Shop facade width 12.5 m



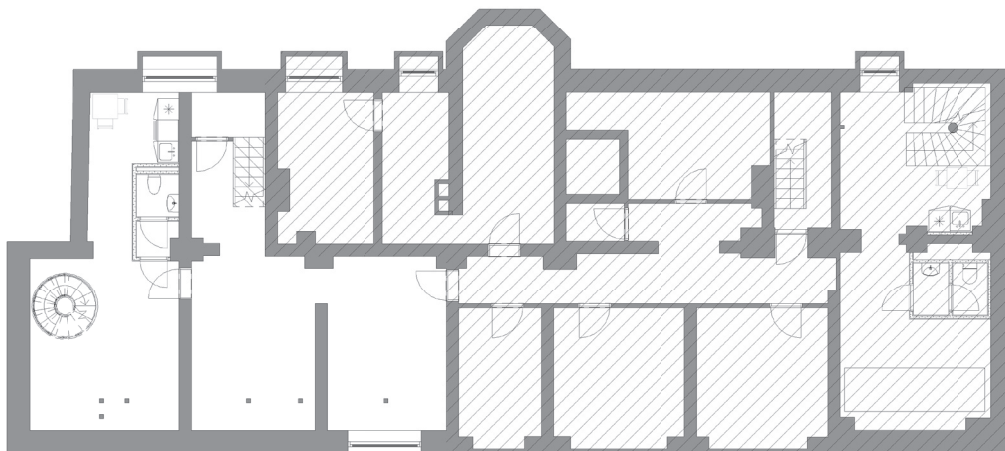
Maximum ceiling height 3.33 m

## GROUND FLOOR



Ny Østergade

## BASEMENT





# 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 goal is to deliver value-creating services with the highest possible professional quality in relation to the task.



## RETAIL TEAM



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