

Retail Space in Jorcks Passage - Prime Location in Copenhagen's famous Pedestrian Street "Strøget"

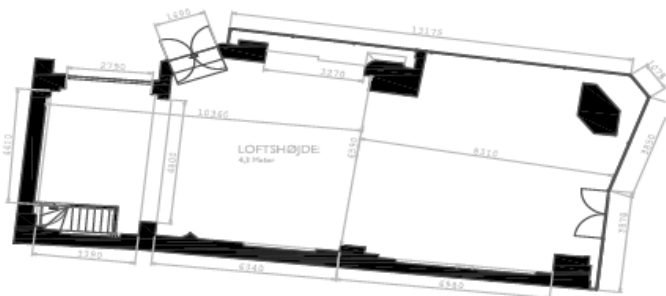
Vimmelskaftet 42, st. tv.

Location: Jorcks Passage, a historical and bustling retail hub, connects to the city's core shopping street; "Strøget". The retail space is positioned at a high-traffic intersection with entrances from both Vimmelskaftet and Jorcks Passage.

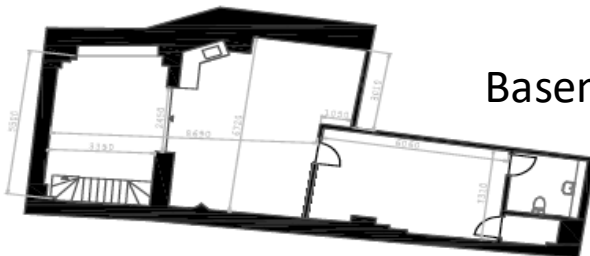
Jorcks
EJENDOMSSELSKAB

Property Overview

- Ground Floor Area: 170 sqm
- Basement Area: 117 sqm (storage space, including kitchenette and staff toilet)
- Total Area: 287 sqm



Ground Floor



Basement

Top 80 Arkitektfirmaer 2014 11.10.2013

Jorcks Passage
Målt. nr.: 21 Prensens Rørter Gadeens nr. Værnetkæft 42-44 Postb. by 1101 kbh. K **1222**

Bygherre: Arkitektfirmaet Rørterter W. Jørck

Lejemål
Vimmelskæft 42, St. tv **K01-H1-EX-SF**

DESIGNER
GNOR
OUP ARCHITECTS

Plan: K01-H1-05-02
Designfirma: Arkitekt Gadeensgade 10 1107 København K Tel 3391 0485 Fax 3391 0487 Mail info@gnor.dk

NOTIS
Alle mål er vejledende og kontroleres på stedet.
Målingerne er generelt udført med henblik på at sikre, at de er korrekte og kan derfor betragtes som vejledende.

Financial Details

- Annual Rent: DKK 2.8 million (\approx EUR 375,000)
- No Key Money
- Property Taxes: Included in the service costs
- Service Costs: Included
- Heating Costs: Additional
- VAT: 25% applicable



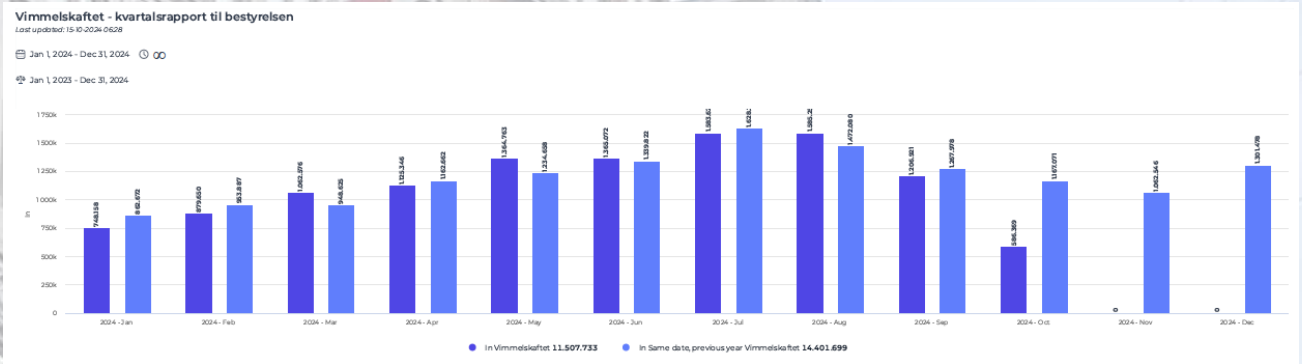
Lease Terms

- New Lease Contract
- Indexation: CPI, minimum 2%
- Right to Assign: To be agreed
- Handover Condition: To be agreed, subject to contract
- Termination Clause (Landlord and Tenant): To be negotiated



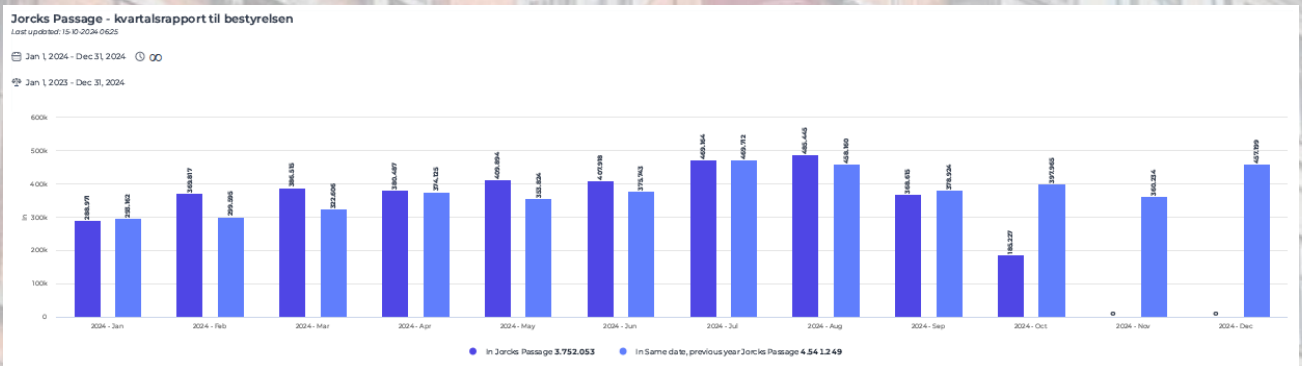
Footfall Statistics

Vimmelskiftet (2024 year-to-date index): 100.4



Data as at Oct. 14th 2024 (Footfall 2023: 14.4 million)

Jorcks Passage (2024 year-to-date index): 106.5



Data as at Oct. 14th 2024 (Footfall 2023: 4.5 million)

Strøget and Jorcks Passage sees consistent foot traffic, peaking during high tourist and shopping seasons, making it a prime location for retail operations.

Features and Amenities

- Prime retail location with high visibility from both "Strøget" and Jorcks Passage
- Basement space for storage with staff facilities (kitchenette and toilet)
- Surroundings: Located on "Strøget" and close to key tourist spots, ensuring constant pedestrian traffic



Contact Information

- For more details or to schedule a viewing, please contact:
- Jorcks Ejendomsselskab
Att:Bjarke Cloos
- Phone: +45 33 14 47 58
- Email: bc@jorck.dk
- Website: www.jorck.dk

