



Walthamstow



UNIT 1

PRIME SHOP TO LET



LOCATION

Walthamstow has undergone a significant transformation over recent years and this trend is set to continue. It is fast becoming one of the trendiest and sought after places to live in London.

The centre is situated adjacent to the bus station, the third busiest in London and Walthamstow Central Station which is anticipated to see tube passenger growth of 35% by 2031.

The centre is anchored by **Asda**, **Lidl** and **TK Maxx**. The unit occupies a prime position at the entrance to the centre, fronting the High Street. Nearby occupiers include **O2**, **Warren James** and **E Jewellery**.

ACCOMMODATION

Dimensions and net internal floor areas:-

Gross Frontage	23.28 m	76 ft 4 in
Net High Street Frontage	16.44 m	53 ft 9 in
Ground Floor	161.28 m²	1,736 sq ft
First Floor	175.89 m²	1,893 sq ft

LEASE TERMS

Available by way of a new lease for a term to be agreed.

RENT

£75,000 pax.

SERVICE CHARGE

The current service charge estimate is £11,670 per annum.

BUSINESS RATES

Rateable Value £78,500

UBR (2021/22) 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 020 8496 3000.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION APRIL 2021



260,000
Total size (sq ft)



76%
Average retail conversion



64
Number of retail units



212,000
Average weekly footfall



£34
Average retail spend



44 MINS
Average dwell time



670
Car parking spaces



£7
Average F&B spend



1.1 VISITS
Visit frequency (per week)



RIVER ISLAND



SPORTS DIRECT.COM



★ PRET ★



TKmaxx





Misrepresentation Act

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