

UNIT 25 THE BROADWALK SHOPPING CENTRE

EDGWARE

*** A3 RESTAURANT USE *** (STP)



CGI

LOCATION

Edgware has a 20 minute drive time population of 685,000 people of which an above average proportion are within the most affluent AB social group. The Broadwalk Shopping Centre dominates retailing in Edgware and is centrally located directly adjacent to the Edgware tube station, Edgware bus station and fronting Station Road.

The anchor tenants are **Sainsbury's** and **Marks & Spencer** whilst other major retailers in the scheme include **Boots**, **WH Smith**, **JD**, **Vision Express** and **Superdrug**.

SITUATION

The unit occupies an extremely prominent position on the front of The Broadwalk Shopping Centre, fronting Station Road. It sits adjacent to Superdrug and in close proximity to **Caffe Nero**, **Starbucks**, **Metro Bank** and **LA Fitness**.

LEASE

The premises are to be made available by way of a new lease for a term of 15 years on an effectively full repairing and insuring basis, incorporating 5 yearly upward only rent reviews.

RENT

£100,000 per annum exclusive.

Accommodation

Ground Floor	271.9 sq m	2,927 sq ft
First Floor	240.8 sq m	2,592 sq ft

Rates

Rateable Value (2010)	£96,000
Rates Payable (2013/2014) *Re-assessment likely following extended 1 st floor area.	£43,968 pa

Interested parties are advised to make their own enquiries with Barnet Council (020 8359 2735) to verify these figures.

SERVICE CHARGE

£13,670 per annum.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC rating of C.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND & WALES

Cushman & Wakefield supports The Code for Leasing Business Premises in England & Wales which recommends you seek professional advice before agreeing a business tenancy. Details available from www.leasebusinesspremise.co.uk

All viewings and inspections must be arranged via sole letting agents Cushman & Wakefield LLP:

JAMES MERRETT
020 7152 5082
james.merrett@eur.cushwake.com

OLIVER CHRISTY
020 7152 5035
oliver.christy@eur.cushwake.com

CUSHMAN & WAKEFIELD
43/45 Portman Square
London W1A 3BG
www.cushmanwakefield.com



UNIT 25 THE BROADWALK SHOPPING CENTRE

EDGWARE



Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, gives notice that:
1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract.
2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property.
3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order.
5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.
Regulated by the Royal Institution of Chartered Surveyors.