


SUBJECT TO VACANT POSSESSION

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** and other major retailers include **Boots**, **WH Smith**, **JD**, **Choice** and **Superdrug**.

SITUATION

The unit occupies a prominent position within The Broadwalk Shopping Centre. It sits adjacent to **Blue Inc** and is in close proximity to **O2**, **Poundland**, **Card Factory** and **Marks & Spencer**.

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

£80,000 per annum exclusive.

Accommodation

Ground Floor	150 sq m	1,615 sq ft
First Floor	33.5 sq m	360 sq ft

Business Rates

Rateable Value (2010)	£84,500
Rates Payable (2015/16)	£41,659 per annum

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC rating of C.

SERVICE CHARGE ESTIMATE

£17,873 per annum

LEGAL COSTS

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

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

James Merrett
020 7152 5082
James.Merrett@cushwake.com

Oliver Christy
020 7152 5035
Oliver.Christy@cushwake.com

Cushman & Wakefield
43/45 Portman Square
London, W1A 3BG

cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

EDGWARE

Unit 28 The Broadwalk Shopping Centre
SHOP TO LET



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.

Regulated by the Royal Institution of Chartered Surveyors.