



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

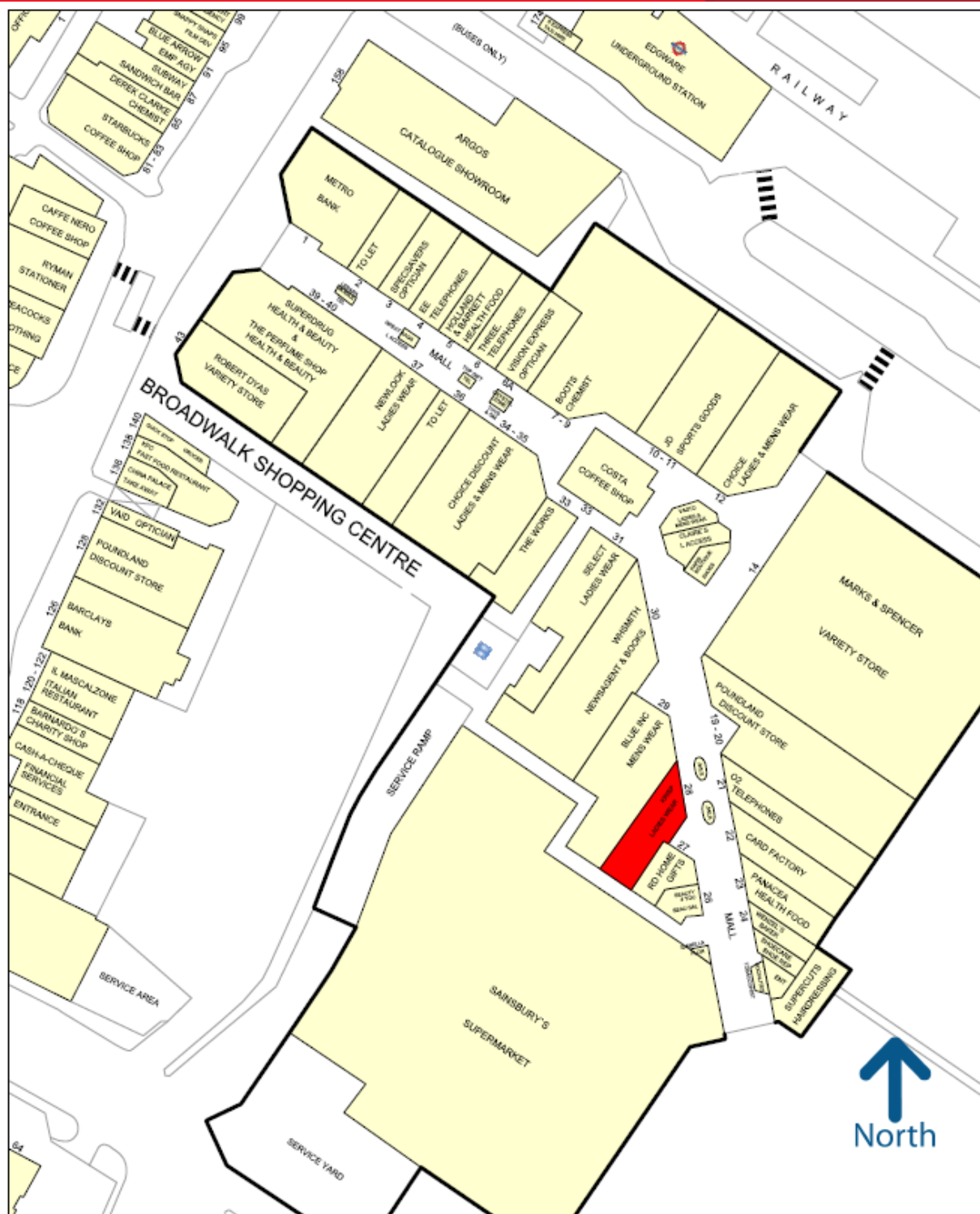
Cushman & Wakefield
43/45 Portman Square
London, W1A 3BG

cushmanwakefield.com



Unit 28 The Broadwalk Shopping Centre

SHOP TO LET



Cushman & Wakefield LLP ("C&W") gives notice to anyone who may read these particulars as follows: (1) These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overview of a description of the property only and do not constitute any part of an offer or contract. (2) Any information contained in these particulars, including this text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise or that the information is true and reliable. (3) The photographs appearing in these particulars show only parts of the property and do not show all aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs are taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. (4) Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. (5) No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. (6) This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (7) Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. (8) Copyright and confidentiality Experian, 2015. © Crown copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316.