

Walthamstow



UNIT 33
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 demographic is rapidly changing, with young families and professionals who want easy access to Central 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 adjacent to **River Island** and opposite **JD**.

ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	11.01 m	36 ft 9 in
Net Frontage	10.30 m	33 ft 8 in
Internal Width	10.85 m	35 ft 7 in
Shop Depth	26.26 m	86 ft 2 in
Ground Floor	281.40 m²	3,029 sq ft
First Floor	52.95 m²	570 sq ft

LEASE TERMS

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

RENT

£130,000 pax.

SERVICE CHARGE

The current service charge estimate is £24,332 per annum.

BUSINESS RATES

Rateable Value £125,000

UBR (2021/22) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8496 3000.

ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION JULY 2021



260,000

Total size (sq ft)



76%

Average retail conversion



64

Number of retail units

RIVER ISLAND



212,000

Average weekly footfall



SPORTS
DIRECT.COM



£34

Average retail spend



44 MINS

Average dwell time

★ PRET ★



670

Car parking spaces



£7

Average F&B spend

TKmaxx



1.1 VISITS

Visit frequency (per week)



Misrepresentation Act

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