

# amstow

# **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:-

281.40 m <sup>2</sup>	3,029 sq ft
26.26 m	86 ft 2 in
10.85 m	35 ft 7 in
10.30 m	33 ft 8 in
11.01 m	36 ft 9 in
	10.30 m 10.85 m 26.26 m

# **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)

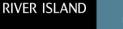


**76%**Average retail conversion



64

Number of retail units



W

Waterstones

Books

**212,000**Average weekly footfall



土

Average retail spend



SPORTS DIRECT.COM

44 MINS

Average dwell time

£34





**670**Car parking spaces



£7

Average F&B spend



1.1 VISITS

Visit frequency (per week)



#### Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. July 2021.

