



## 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**, **WHSmith**, **JD**, **New Look** and **Superdrug**.

## SITUATION

The unit occupies a prominent position at the Station Road entrance of The Broadwalk Shopping Centre. It sits adjacent to **Metrobank** and **Specsavers** and opposite to **Superdrug**.

## TENURE

The premises are to be made available by way of a new lease for a term of 10 years on an effectively full repairing and insuring basis, incorporating 5 yearly upward only rent reviews.

## RENT

£85,000 per annum exclusive.

Accommodation	Sq m	Sq ft
Ground Floor	120.3	1,294
First Floor	33.5	361
Mezzanine	11.4	123

Areas and measurements are approximate only

## Business Rates

Rateable Value (2010)	£83,000
Rates Payable (2016/17)	£41,251

Interested parties are advised to make their own enquiries with the relevant Local Authority to verify these figures.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC rating of G.

## SERVICE CHARGE ESTIMATE

£15,644 per annum (2015/2016)

## PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchasers / lessees may wish to make their own investigations.

## LEGAL COSTS

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

SUBJECT TO CONTRACT AND VACANT POSSESSION

All viewings and inspections must be arranged via sole letting agents Cushman & Wakefield. For more information, please contact:

**James Merrett**  
+44 (0)20 7152 5082  
[james.merrett@cushwake.com](mailto:james.merrett@cushwake.com)

**Oliver Christy**  
+44 (0)20 7152 5035  
[oliver.christy@cushwake.com](mailto:oliver.christy@cushwake.com)

43-45 Portman Square  
London, W1A 3BG  
phone: +44 (0)20 7935 5000

[cushmanwakefield.com](http://cushmanwakefield.com)



**CUSHMAN &  
WAKEFIELD**

## EDGWARE

### Unit 2, The Broadwalk Shopping Centre SHOP TO LET



Particulars prepared June 2016

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Regulated by the Royal Institution of Chartered Surveyors.