UNIT TO LET
PRIME POSITION
UNIT 39 THE MALL
WALTHAMSTOW

Location

Walthamstow is one of the most vibrant areas in London with a core catchment of approximately 210000 people.

Transport connections are excellent with the underground (zone 3), bus station and mainline station (Liverpool Street) all located immediately adjacent to the shopping centre.

The property occupies a prime location in the scheme close to New Look and T K Maxx (which trades extremely well) as well as numerous national multiple retailers. New occupiers in the scheme include Smiggle, Lidl and The Gym all of whom are trading well with footfall increasing.

Accommodation

The premises provide the following approximate net internal floor areas (floor plans available upon request):

Internal Width	18 ft 6 ins	5.64 m
Ground Floor Sales	1126 sq ft	104.65 sq m
First Floor Ancillary	745 sq ft	69.24 sq m

Lease

The property is available by way a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the anniversary of the fifth year of the term.

Rental

Offers are invited in the region of £65,000 per annum exclusive of rates, service charge, insurance and VAT.

Service Charge

The service charge for the year 2018 is £20,150 per annum approximately.

Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£61,000
UBR (2018/2019)	49.3p
Rates Payable (2018/2019)	£29,219

Interested parties should make their own enquiries as the above figures may be subject to transitional relief

Planning

The premises currently have A1 Use

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Viewing & Further information:

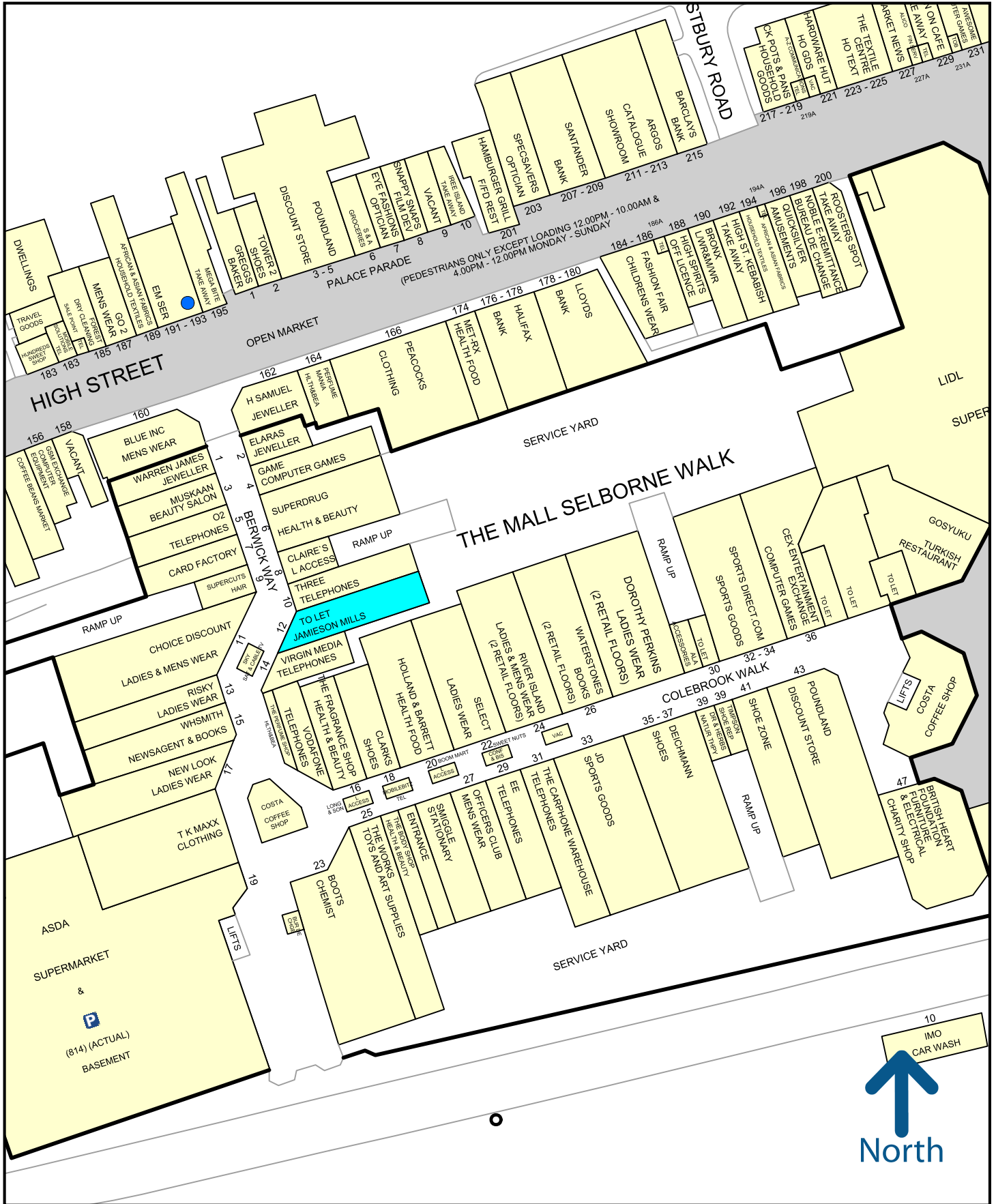Strictly by prior appointment through sole agents
Jamieson Mills:

Jamie Simister
Direct Dial: 020 7758 0052
Email: jps@jamiesonmills.com

Subject to Contract

experian™

JAMIESON MILLS
020 7758 0051

HIGH STREET

WESTBURY ROAD

PALACE PARADE

OPEN MARKET

(PEDESTRIANS ONLY EXCEPT LOADING 12.00PM - 10.00AM & 4.00PM - 12.00PM MONDAY - SUNDAY)

DWELLINGS

TRAVEL GOODS
DRY CLEANING SALE POINT
HUNDREDS SWEET SHOP
GSM EXCHANGE COMPUTER EQUIPMENT
COFFEE BEANS MARKET
VACANT

AFRICAN & ASIAN FABRICS
HOUSEHOLD TEXTILES
MENS WEAR
GO 2
FOREST DRY CLEANING
EM SER
MEGA BITE TAKE AWAY
SHOES TOWER 2
GREGGS BAKER
DISCOUNT STORE
POUNDLAND
S & A GROCERIES
SNAPPY SNAPS FILM DEV
EYE FASHIONS OPTICIAN
VACANT
TREE ISLAND TAKE AWAY
HAMBURGER GRILL FIFD REST
SPECSAVERS OPTICIAN
SANTANDER BANK
ARGOS CATALOGUE SHOWROOM
BARCLAYS BANK

183 185 187 189 191 - 193 195
156 158 160 162 164 166
1 2 3 - 5 6 7 8 9 10 201 203 207 - 209 211 - 213 215
174 176 - 178 178 - 180 184 - 186 186A 188 190 192 194 194A 196 198 200
217 - 219 219A 221 223 - 225 227 227A 229 231 231A

CK POTS & PANS HOUSEHOLD GOODS
HO GDS
HARDWARE HUT
HO TEXT
THE TEXTILE CENTRE
MARKET NEWS
N CAFE / TAKE AWAY
AWESOME COMPUTER GAMES

AFRICAN & ASIAN FABRICS
HOUSEHOLD TEXTILES
HIGH ST KEBABISH TAKE AWAY
BRONX LNWR & MWR
HIGH SPIRITS OFF LICENCE
FASHION FAIR
CHILDRENS WEAR
LLOYDS BANK
HALIFAX BANK
MET-RX HEALTH FOOD
PEACOCKS CLOTHING
PERFUME MANIA
H L THAIBEA

NOBLE E REMITTANCE
QUICKSILVER BUREAU DE CHANGE
AMUSEMENTS
ROOSTERS SPOT TAKE AWAY

BLUE INC MENS WEAR
WARREN JAMES JEWELLER
MUSKAAN BEAUTY SALON
O2 TELEPHONES
CARD FACTORY
SUPERCUTS HAIR

H SAMUEL JEWELLER
ELARAS JEWELLER
GAME COMPUTER GAMES
SUPERDRUG HEALTH & BEAUTY
CLAIRE'S L ACCESS
THREE TELEPHONES
TO LET JAMIESON MILLS
VIRGIN MEDIA TELEPHONES

BERWICK WAY

SERVICE YARD

THE MALL SELBORNE WALK

RAMP UP

RAMP UP

LIDL SUPER

GOSYUKU TURKISH RESTAURANT

CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
SPORTS DIRECT.COM SPORTS GOODS
DOROTHY PERKINS LADIES WEAR (2 RETAIL FLOORS)
WATERSTONES BOOKS (2 RETAIL FLOORS)
RIVER ISLAND LADIES & MENS WEAR (2 RETAIL FLOORS)
SELECT LADIES WEAR
CLARKS SHOES
HOLLAND & BARRETT HEALTH FOOD
THE FRAGRANCE SHOP HEALTH & BEAUTY
VODAFONE TELEPHONES
THE PERFUME SHOP
H L THAIBEA

CHOICE DISCOUNT LADIES & MENS WEAR
RISKY LADIES WEAR
WHSMITH NEWSAGENT & BOOKS
NEW LOOK LADIES WEAR
T K MAXX CLOTHING

RAMP UP

COSTA COFFEE SHOP
LONG & SON
MOBILEBIT TEL
ACCESS
BOOM MART
SWEET NUTS
CONE & BUB
VAC
OFFICERS CLUB MENS WEAR
EE TELEPHONES
THE CARPHONE WAREHOUSE TELEPHONES
JD SPORTS GOODS
DEICHMANN SHOES
SHOE ZONE
TIMPSON SHOE REP DR & HERBS
NATUR THRY
ACCESSORIES
ALA

COLEBROOK WALK

35 - 37 39 39 41 43 47
30 32 - 34 36
20 22 24 26 27 29 31 33
16 18 25 23 19
11 13 15
1 2 3 4 5 6 7 8 9 10 12 14

POUNDLAND DISCOUNT STORE
LIFTS
COSTA COFFEE SHOP
BRITISH HEART FOUNDATION FURNITURE & ELECTRICAL CHARITY SHOP

SMIGGLE STATIONARY
THE BODY SHOP HEALTH & BEAUTY
THE WORKS TOYS AND ART SUPPLIES
BOOTS CHEMIST
BUR & CHOF
BUR & CHOF
LIFTS

ASDA SUPERMARKET & (814) (ACTUAL) BASEMENT
P

SERVICE YARD

10
IMO CAR WASH

↑ North

50 metres