

KIOSK I - THE BROADWALK SHOPPING CENTRE

EDGWARE, HA8 7BD

RETAIL UNIT TO LET



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 kiosk forms part of an island block in the centre of the mall in close proximity to **Costa**, **WH Smith**, **JD** and **Marks & Spencer**.

LEASE

The kiosk is available by way of a new effectively full repairing and insuring lease for a term of 1 year to be contracted outside of the Landlord & Tenant Act 1954. There is to be a term certain of 6 months followed by monthly break options thereafter.

RENT

£17,500 per annum exclusive.

SERVICE CHARGE

£2,602 per annum

Accommodation

Ground Floor	31.59 sq m	340 sq ft
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Rates

Rateable Value (2010)	£26,250
Rates Payable (2014/2015)	£12,652 pa

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 D.

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

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND & WALES

Cushman & Wakefield supports The Code for Leasing Business Premises in England & Wales which recommends you seek professional advice before agreeing a business tenancy. Details available from www.leasebusinesspremisses.co.uk

All viewings and inspections must be arranged via sole letting agents Cushman & Wakefield LLP:

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OLIVER CHRISTY
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EDGWARE



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.