17& CENTRAL

UNIT 11

PRIME SHOP TO LET

Waterstones

RIVER ISLAND

Boots

SPORTS DIRECT.COM

JD

PRET

LIDL

TK maxx

DEICHMANN

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.

17 & Central 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 **JD Sports**, **Lidl**, **Asda** and **TK Maxx**. The unit occupies a prime position adjacent to **TK Maxx** and **Addax**.

ACCOMMODATION

Approximate net internal floor areas:-

Ground Floor	**242.48 m²**	**2,610 sq ft**
First Floor	**248.45 m²**	**2,642 sq ft**

LEASE TERMS

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

RENT

£110,000 pax.

SERVICE CHARGE

The current service charge estimate is £50,272 per annum.

BUSINESS RATES

Rateable Value £81,500
UBR (2026/27) 43.0p

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

ENERGY PERFORMANCE CERTIFICATE

Band B. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION JULY 2026

1.1 VISITS
Visit frequency (per week)

171,904
Average weekly footfall

76%
Average retail conversion

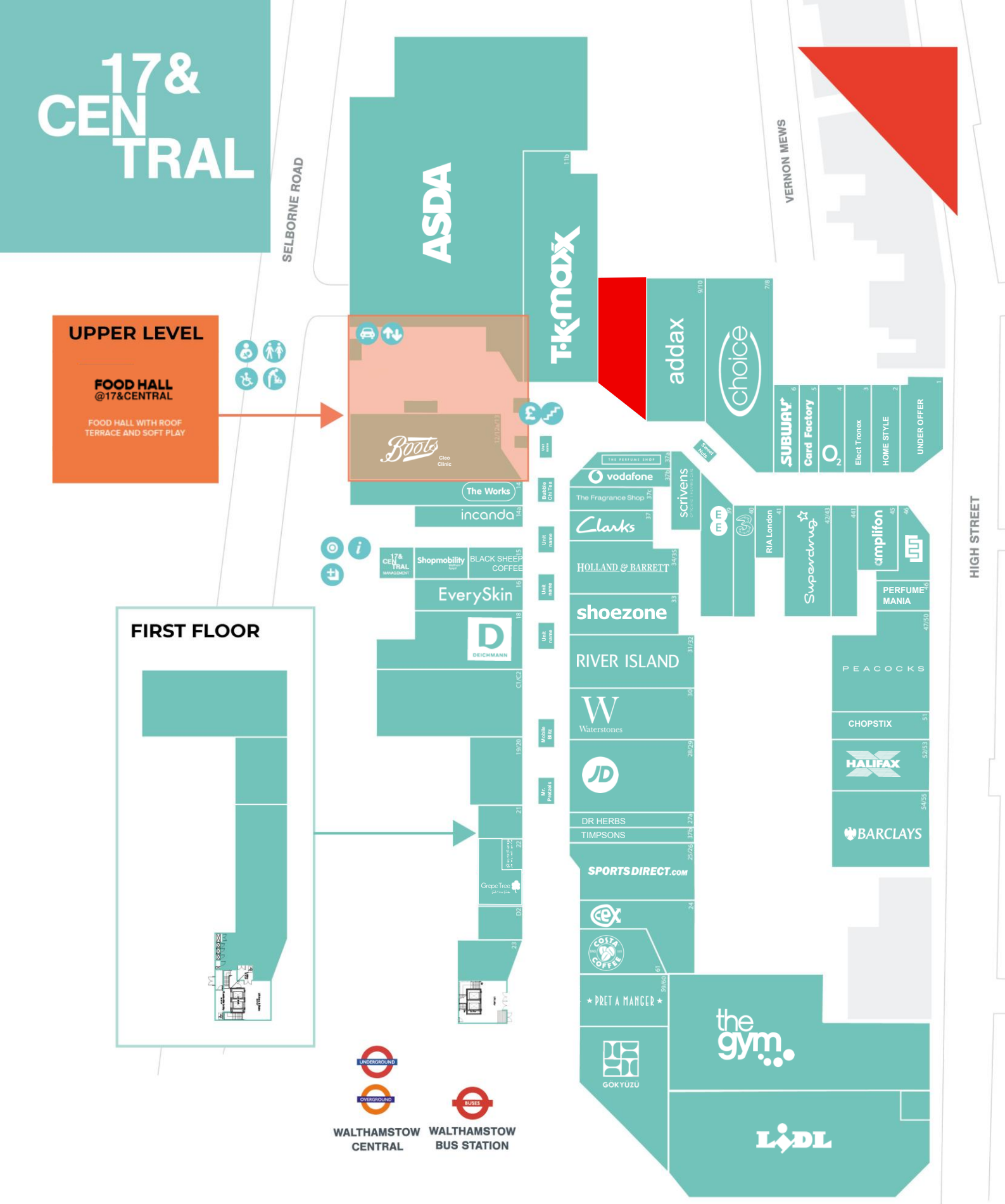
£34
Average retail spend

44 MINS
Average dwell time

670
Car parking spaces

64
Number of retail units

260,000
Total size (sq ft)



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