

17 & CENTRAL

UNIT 11

PRIME SHOP TO LET



RIVER ISLAND



SPORTS DIRECT.COM



★ PRET ★



TKMAXX



DEICHMANI

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 m ²	2,610 sq ft
First Floor	248.45 m ²	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 (2025/26) 55.5p

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 JANUARY 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)



17 & CENTRAL

SELBORNE ROAD

VERNON MEWS

HIGH STREET

UPPER LEVEL

CRATE
WALTHAMSTOW

FOOD HALL WITH ROOF TERRACE AND SOFT PLAY



ASDA

TKmaxx

addax

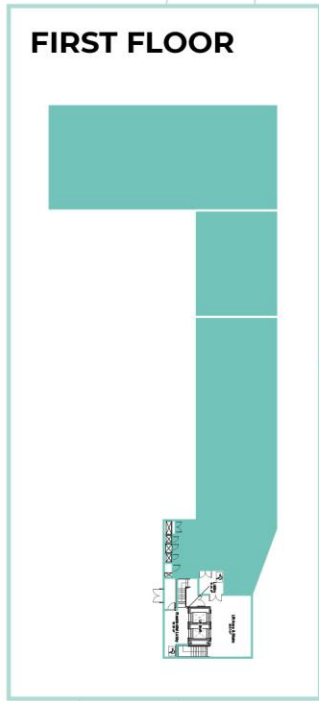
choice

Boots Chic Clinic

The Works

incand

FIRST FLOOR



17 & CENTRAL WALTHAMSTOW

Shopmobility

BLACK SHEPHERD COFFEE

EverySkin

D DEICHMANN

Clarks

HOLLAND & BARRETT

shoezone

RIVER ISLAND

Waterstones

JD

DR HERBS

TIMPSONS

SPORTSDIRECT.com

Cex

COFFEE

PRET A MANGER

GOKYUZU

vodafone

The Fragrance Shop

scrivrens

me

RIA London

Superdrug

PANDORA

amplifon

PERFUME MANIA

PEACOCKS

CHOPSTIX

HALIFAX

LLOYDS BANK

the gym

LIDL



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Food & Beverage

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