



UNIT 27A

PRIME SHOP TO LET



Walthamstow

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.

The centre 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 **Asda**, **Lidl** and **TK Maxx**. The unit occupies a prime position close to the busiest entrance into the centre opposite **Timpson** and adjacent to **Sports Direct**. Other nearby operators include **Pret A Manger** and **Deichmann**.

ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	3.44 m	11 ft 3 in
Net Frontage	3.16 m	10 ft 4 in
Shop Width	3.36 m	11 ft
Shop Depth	10.02 m	32 ft 10 in
Ground Floor	37.03 m²	402 sq ft

LEASE TERMS

Available on flexible terms only.

RENT

£30,000 pax.

SERVICE CHARGE

The current service charge estimate is £2,486 per annum.

BUSINESS RATES

Rateable Value £21,000

UBR (2020/2021) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8496 3000.

ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT APRIL 2020



260,000
Total size (sq ft)



76%
Average retail conversion



64
Number of retail units



212,000
Average weekly footfall



£34
Average retail spend



44 MINS
Average dwell time



670
Car parking spaces



£7
Average F&B spend

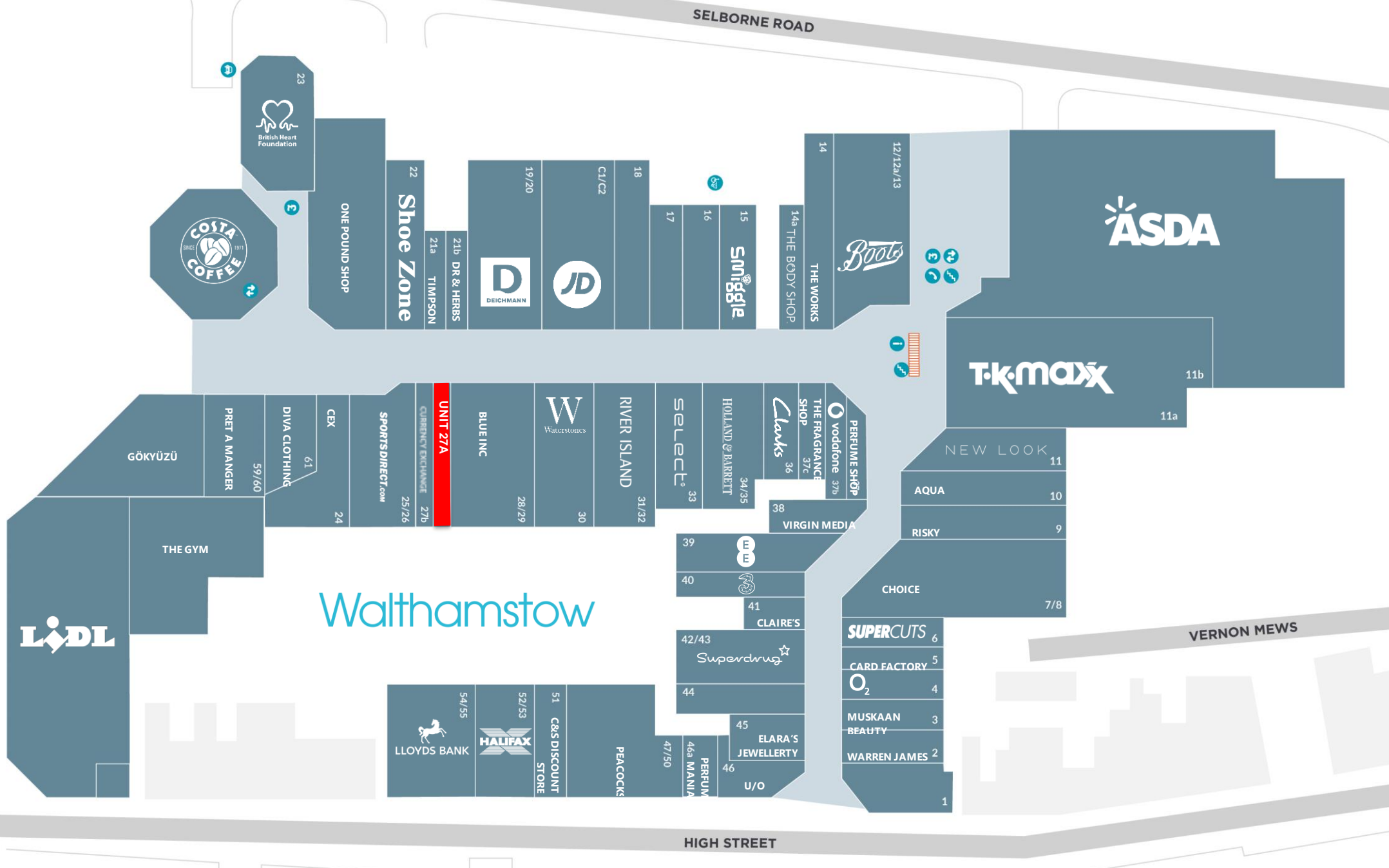


1.1 VISITS
Visit frequency (per week)



RIVER ISLAND





Misrepresentation Act

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Rupert Rudkin
 rupert.rudkin@gcw.co.uk
 020 7647 4826

Nick Warr
 nick.warr@gcw.co.uk
 020 7647 4818