

Walthamstow



UNIT 44

PRIME SHOP TO LET



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 is situated adjacent to **Superdrug** and opposite **O2**.

ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	6.01 m	19 ft 9 in
Net Frontage	5.30 m	17 ft 5 in
Shop Width	5.85 m	19 ft 2 in
Shop Depth	24.17 m	79 ft 4 in
Ground Floor	103.85 m²	1,473 sq ft
First Floor	73.58 m²	793 sq ft

LEASE TERMS

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

RENT

£67,500 pax.

SERVICE CHARGE

The current service charge estimate is £17,215 per annum.

BUSINESS RATES

Rateable Value £67,500

UBR (2020/21) 51.2p

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 legal costs.

SUBJECT TO CONTRACT & VACANT POSSESSION AUGUST 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)

W
Waterstones

RIVER ISLAND

Boots

SPORTS DIRECT.COM

JD

★ **PRET** ★

LIDL

TKmaxx

D
DEICHMANN



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