

# Walthamstow



## UNIT 16

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 occupies a prime location opposite **River Island** and **Select**, with **JD** and **Deichmann** nearby.

### ACCOMMODATION

Approximate dimensions and net internal floor areas:-

Gross Frontage	7.19 m	23 ft 7 in
Net Frontage	6.47 m	21 ft 3 in
Shop Depth	23.64 m	77 ft 7 in
Shop Width	6.92 m	22 ft 8 in
<b>Ground Floor</b>	<b>144.50 m<sup>2</sup></b>	<b>1,555 sq ft</b>
<b>First Floor</b>	<b>31.00 m<sup>2</sup></b>	<b>334 sq ft</b>

### LEASE TERMS

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

### RENT

£70,000 pax.

### SERVICE CHARGE

The current service charge estimate is £21,323 per annum.

### BUSINESS RATES

Rateable Value £88,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> 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 & VACANT POSSESSION OCTOBER 2020



260,000

Total size (sq ft)



76%

Average retail conversion

W  
Waterstones



64

Number of retail units

RIVER ISLAND



212,000

Average weekly footfall



SPORTS  
DIRECT.COM



£34

Average retail spend



44 MINS

Average dwell time

★ PRET ★



670

Car parking spaces



£7

Average F&B spend

TKmaxx

D  
DEICHMANN



1.1 VISITS

Visit frequency (per week)



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

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