

# 17 & CENTRAL

## UNIT 9-10

PRIME SHOP TO LET



RIVER ISLAND



SPORTS DIRECT.COM



★ PRET ★



TKMAXX



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### 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 is situated adjacent to **Bodycare** and **Choice** with nearby retailers including **Boots** and **Superdrug**.

### ACCOMMODATION

Approximate net internal floor areas:-

Ground Floor	393.90 m <sup>2</sup>	4,240 sq ft
First Floor	395.76 m <sup>2</sup>	4,260 sq ft

### LEASE TERMS

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

### RENT

£175,000 pax.

### SERVICE CHARGE

The current service charge estimate is £70,743 per annum.

### BUSINESS RATES

Rateable Value £143,000

UBR (2024/25) 54.6p

Interested parties are advised to make their own enquiries with 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 MAY 2024



1.1 VISITS

Visit frequency (per week)



175,000

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

## GCW.

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