

# 17 & CENTRAL

## UNIT D1

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 is situated within the new development block opposite **Sports Direct**, **Costa**, **Pret** and **Waterstones**.

### ACCOMMODATION

Approximate dimension and net internal floor area:-

Internal Width	7.06 m	23 ft 2 in
Ground Floor	66.89 m <sup>2</sup>	720 sq ft

### LEASE TERMS

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

### RENT

£55,000 pax.

### SERVICE CHARGE

The current service charge estimate is £6,552 per annum.

### BUSINESS RATES

To be confirmed following assessment.

### ENERGY PERFORMANCE CERTIFICATE

Band A. Report available on request.

### LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT JULY 2025



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

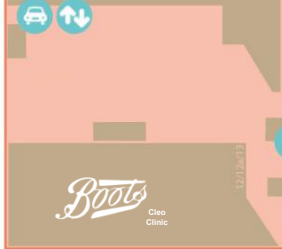
VERNON MEWS

HIGH STREET

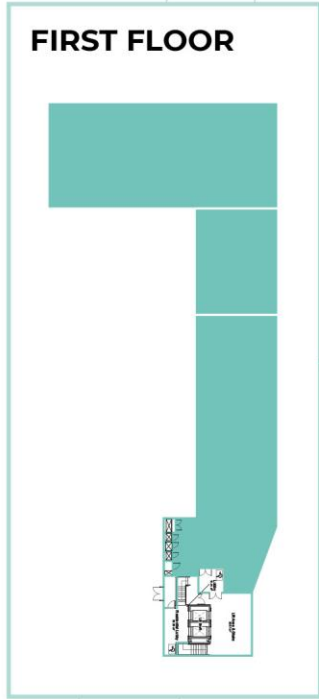
## UPPER LEVEL

**CRATE**  
WALTHAMSTOW

FOOD HALL WITH ROOF TERRACE AND SOFT PLAY



## FIRST FLOOR



WALTHAMSTOW CENTRAL



WALTHAMSTOW BUS STATION

ASDA

TKmaxx

bodycare

addax

choice

SUBWAY

Card Factory

O2

Elect Tronix

HOME STYLE



Boots  
Chloé Clinic

The Works

incandeo

Shopmobility

BLACK SHEPHERD COFFEE

EverySkin

DEICHMANN

vodafone

Clarks

HOLLAND & BARRETT

shoezone

RIVER ISLAND

Waterstones

JD

DR HERBS

TIMPSONS

SPORTSDIRECT.com

CEX

COFFEE

PRET A MANGER

GOKYUZU

UNDER OFFER

SCRIVENS

Superdrug

PANDORA

UNDER OFFER

AMPLIFON

PERFUME MANIA

PEACOCKS

CHOPSTIX

HALIFAX

LLOYDS BANK

the gym

LIDL



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