



23b St James Street – St James Street Station

TO LET — RETAIL UNIT

ST JAMES STREET STATION, LONDON E17

The unit is situated adjacent to the entrance of the ticket office and is the only retail unit within the station. The unit is extremely prominent when entering and exiting the station and benefits from great frontage due to its large double doors.

Location:

St. James Street is a railway station on the Chingford branch of the Lea Valley lines, located in Walthamstow in the London Borough of Waltham Forest, east London. It is 5 miles down the line from London Liverpool Street and is situated between Clapton and Walthamstow Central. The station is served by London Overground and is in travelcard Zone 3, located nearby Walthamstow high street and is situated on a busy road with an abundance of retailers, two supermarkets and fast food restaurants.

1.08 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year



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Description:

The unit is in good condition with a simple configuration.

Unit Size:

Unit 1 — GIA 285 sqft (est)

Rent:

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales). Net of VAT and exclusive of rates.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

Interested parties are advised to check with the local billing authority.

Services:

The unit will have a metered supply for power, water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.

Deadline for viewings: TBA

Deadline for offers: TBA

Contact:

On behalf of:



**CUSHMAN &
WAKEFIELD**



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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremisses.co.uk



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