

WALTHAMSTOW CENTRAL

2 RESTAURANT/CAFÉ UNITS TO LET

ADJACENT TO NEW SOHO THEATRE. £30 MILLION REFURBISHMENT OF A LISTED LOCAL LANDMARK WHERE THE BEATLES AND ROLLING STONES PERFORMED.

970 SEAT THEATRE FOR LIVE COMEDY, MUSIC, FILM EVENTS AND SHOWS WITH COMMUNITY SPACE AND LEISURE AREAS.

1200 & 730 SQ FT UNITS
AVAILABLE.

COMPLETION AUTUMN 2024



WALTHAMSTOW CENTRAL

WALTHAMSTOW CENTRAL ENJOYS EXCELLENT PUBLIC TRANSPORT LINKS INTO CENTRAL LONDON AND THE SURROUNDING AREA VIA THE VICTORIA LINE AND AN EXTENSIVE BUS NETWORK.

The development is located close to the Tube and Bus stations and within the central leisure area where other occupiers include numerous restaurants such as Five Guys, Nandos, Turtle Bay, Tonkotsu and Heavenly Desserts.

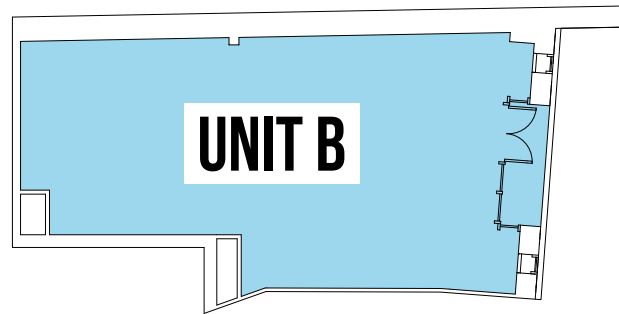
Soho Theatre is a charity and social enterprise established over 20 years ago on Dean St W1. It is one of London's busiest theatres with audiences close to 200,000 persons per year. Walthamstow will enjoy a full programme of live events with many major names coming to the venue.

In addition Soho Theatre will run education, participation and talent development workshops as well as a full community programme which will generate strong footfall to the site throughout the week and into the evenings.

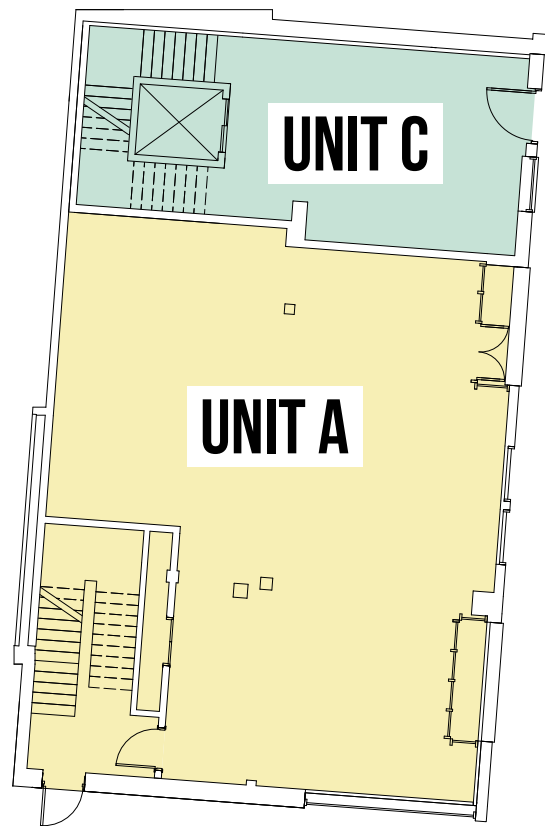


Indicative computer generated images

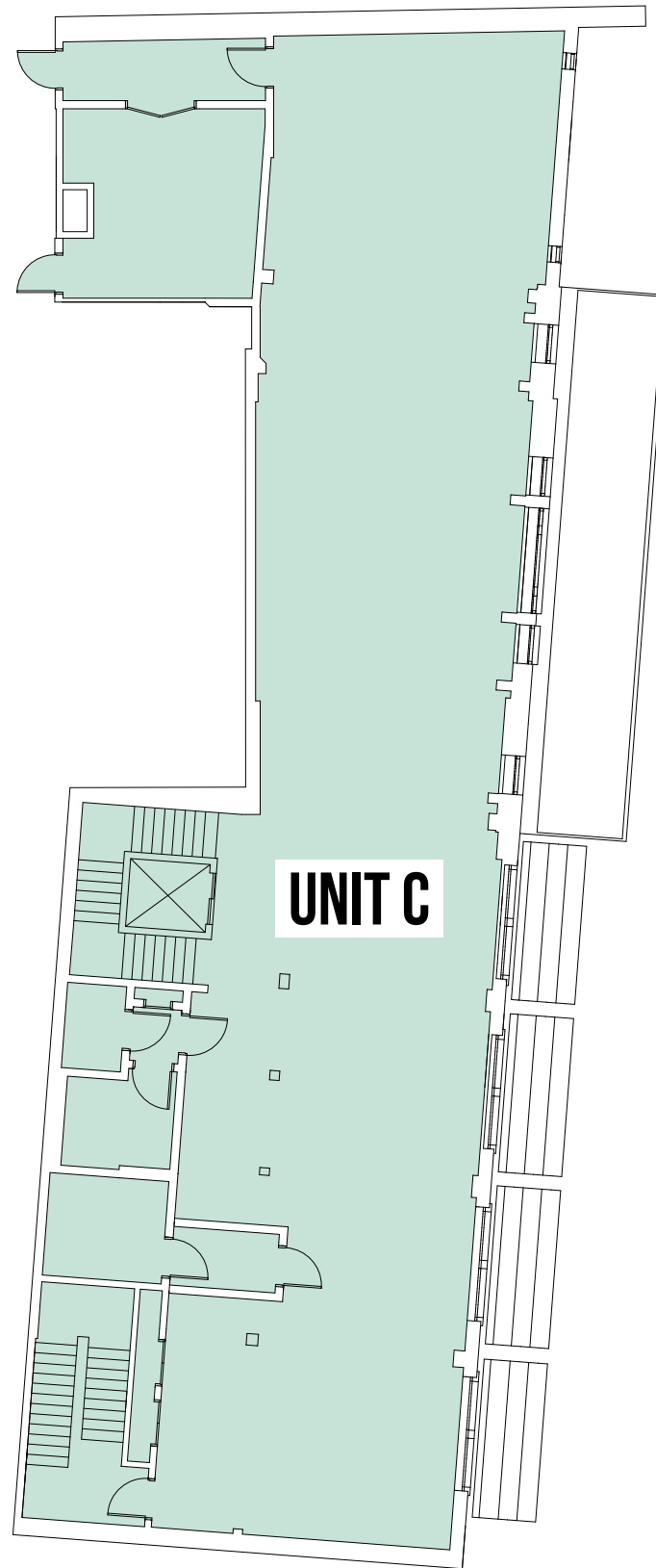
GROUND FLOOR



SOHO THEATRE
ENTRANCE



FIRST FLOOR



THE 3 NEW UNITS WILL BE ARRANGED AS FOLLOWS:

UNIT A – 1,200 sq ft GIA Ground Floor

UNIT B – 730 sq ft GIA Ground Floor

UNIT C – LET TO SOHO THEATRE BAR

NB Measured from plans and to be verified on site

CONDITION

The units will be handed over in an enhanced shell condition with screeded floors, shopfronts and capped off services. Both units will have 200 A electric supply and water. The units must operate without gas. Unit A will have a high level 500x500 extraction system already installed by the landlord.

PLANNING

A1 and A3(A5 ancillary) uses within Class E are acceptable.

OPENING HOURS

Consented opening hours are 09:00–00:30 Sunday–Wednesday with later opening to 01:30 Thursday and 02:30 Friday–Saturday. Further hours by agreement.

RATES & SERVICE CHARGE

The premises are still to be formally assessed for rates. The anticipated initial annual service charge is c £3psf. Further details upon request.

FIT OUT

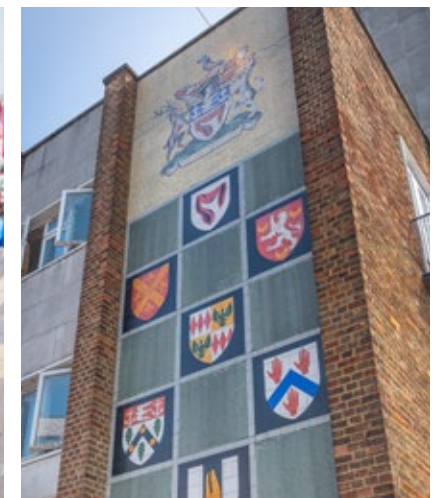
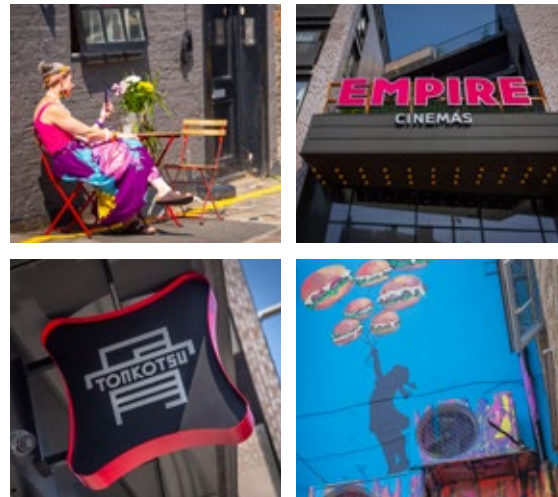
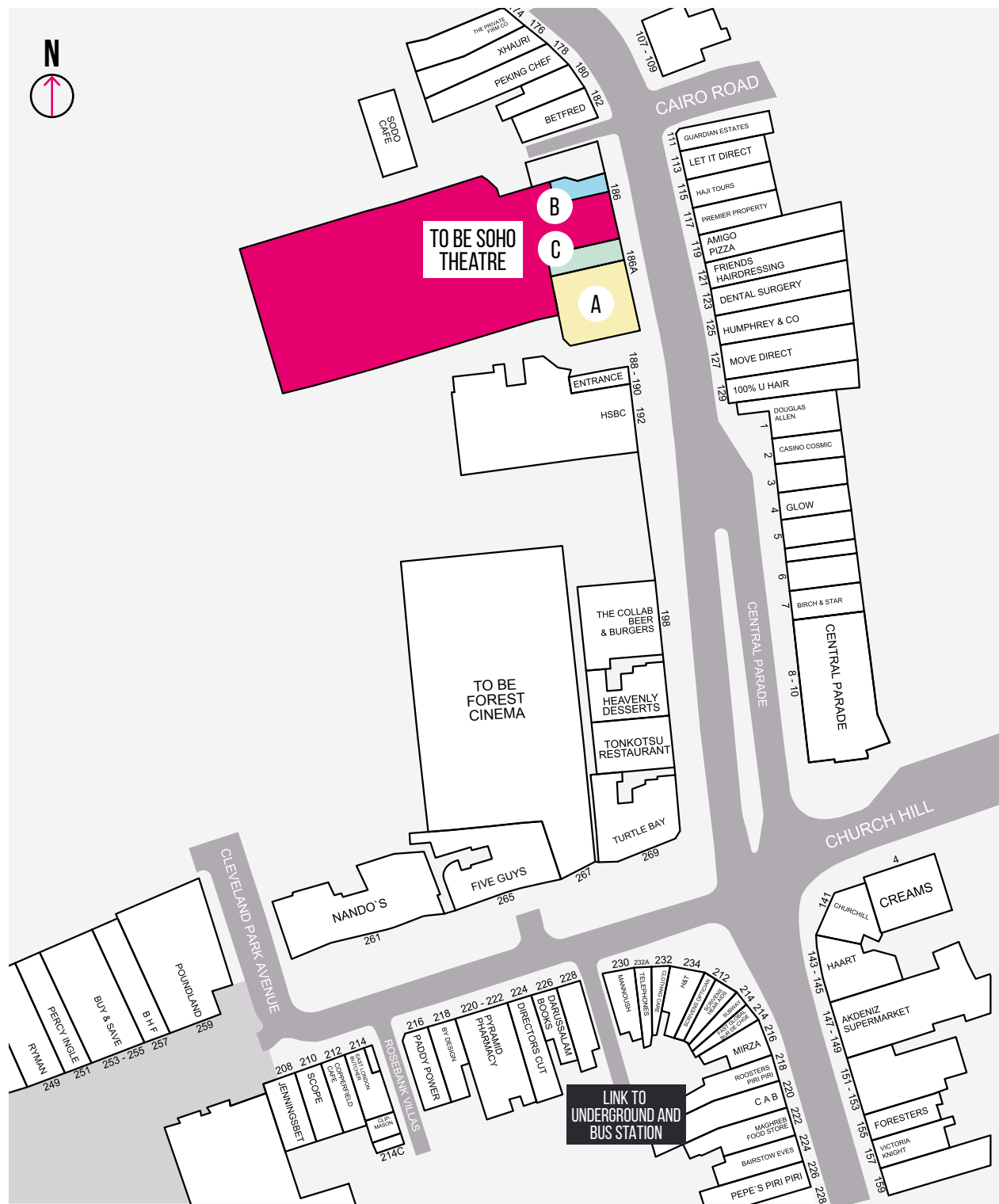
Tenants will be required to achieve at least a BREEAM 'very good' rating.

EPC

Both Units A & B have achieved a B rating. Further details available on request



Not to scale. Indicative only.



**THE UNITS ARE AVAILABLE FROM LATE SUMMER 2024
AT THE FOLLOWING COMMENCING RENTALS:**

UNIT A – £50,000pax

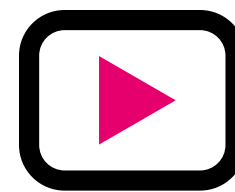
UNIT B – £30,000pax

UNIT C – LET TO SOHO THEATRE BAR

FURTHER DETAILS
Via sole agents MC Retail.



Martin Crossley MRICS
M 07968 848812
mc@mcretail.co.uk www.mcretail.co.uk



**CLICK TO VIEW
SITE VIDEO**

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