

**COAL
DROPS
YARD**

KING'S CROSS

UNIT 21
448 SQ FT (42 SQ M)
RETAIL UNIT





49

RETAIL UNITS

16

RESTAURANTS,
CAFES AND BARS

5M

ESTIMATED
ANNUAL FOOTFALL

1.4 VISITS

WEEKLY AVERAGE

c.40%

VISITORS
AGED 30-39

45:55

MALE : FEMALE

105

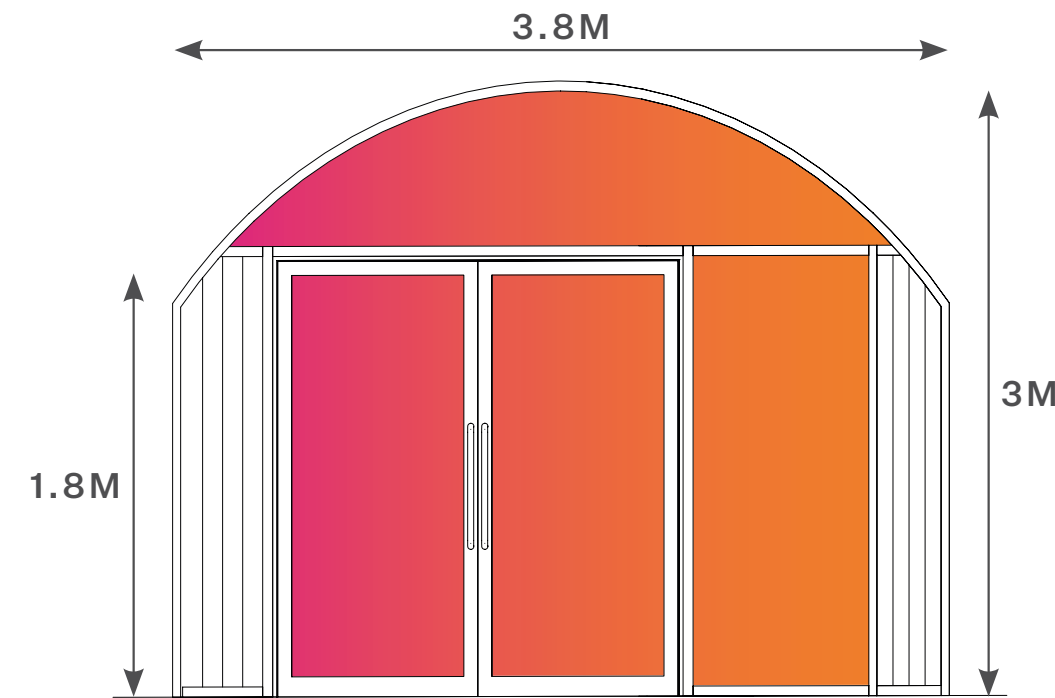
MINUTES
DWELL TIME

£60

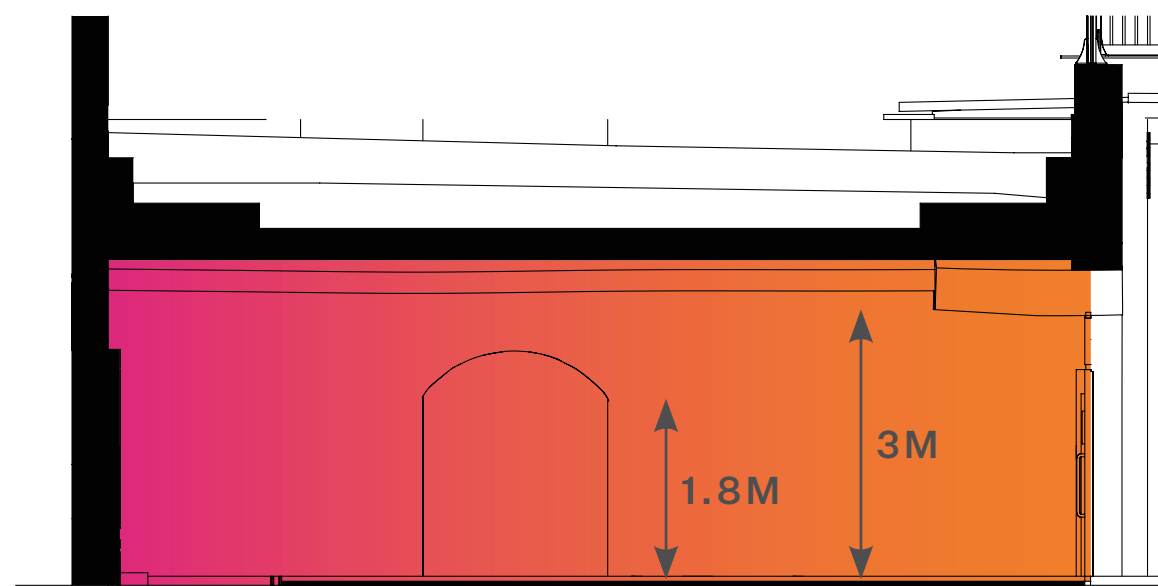
AVERAGE
RETAIL SPEND

UNIT SPECIFICATION

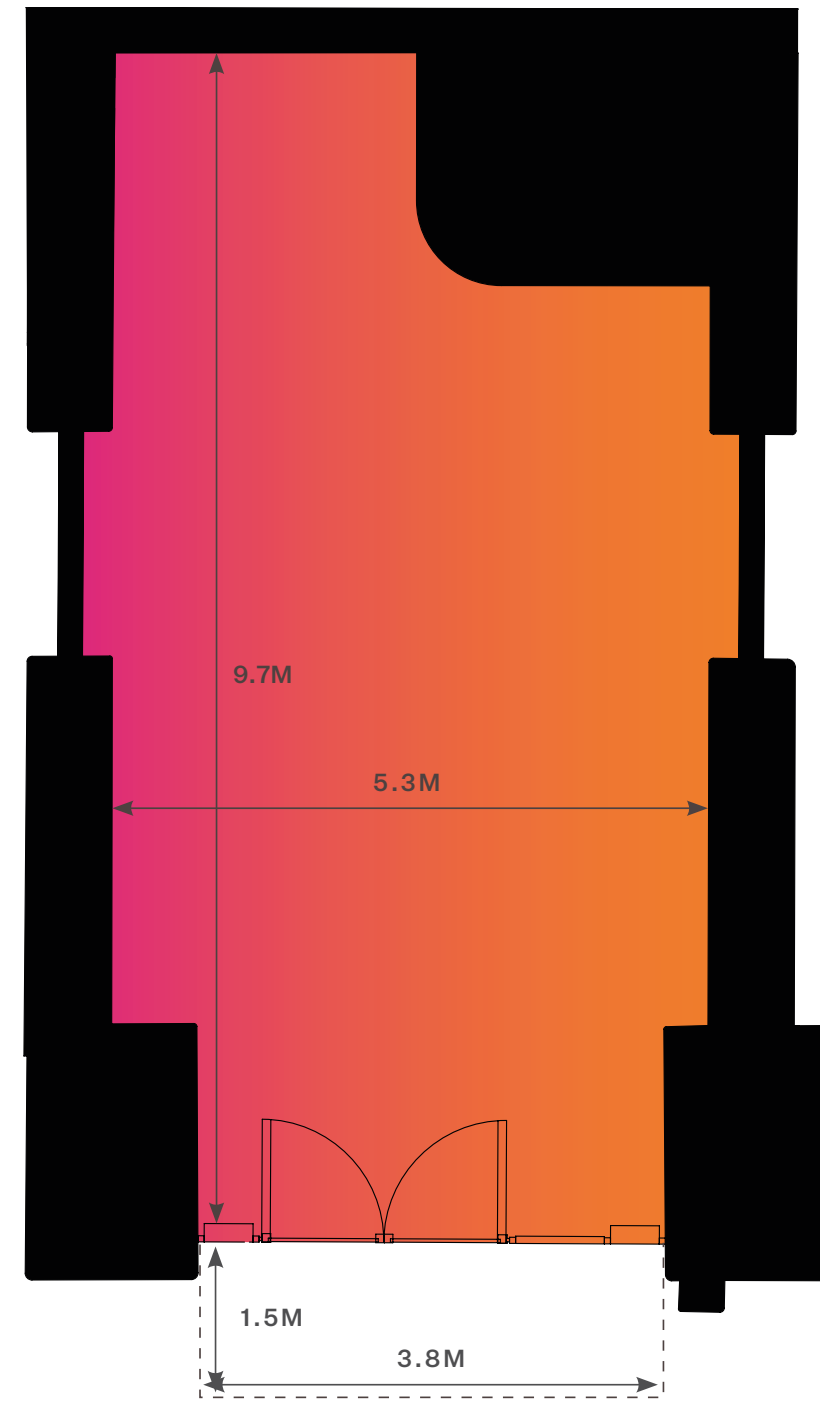
SHOP FRONT AND SIGNAGE ZONES



SECTION



FLOOR PLAN



PERMITTED USE:	Class E
CEILING HEIGHT:	1.8m / 3m
EXTERNAL AREA:	Available for outdoor activation. See plan
HANDOVER SPECIFICATION:	To be agreed between parties
TENURE:	A new lease for a term to be agreed contracted outside the act
RENT:	Base Rent and Turnover (10%)
SERVICE CHARGE:	Estimated at £5,888 for 2023/24
INSURANCE:	Estimated at £911 for 2023/24
BUSINESS RATES:	Rates payable estimated at £8,514 per annum for 2023/24. Interested parties to make their own enquiries.
EPC:	Available upon request
LEGAL COSTS:	Each party to be responsible for their own legal costs





FOR THE ORIGINALS

KINGS CROSS



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Created February 2024. Source data from Google maps, Network Rail, Retail Gazette, CACI, Consumer Data Research Centre, tfl.org, Copasetic survey, Harper Dennis Hobbs, FSP research, PFM Advantage, Colliers, Terain Analytics. Data supplied based on 2019 figures or completion of the King's Cross estate. All future projections are estimates only and subject to change.

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*Walking time sourced from google maps.



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