

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**

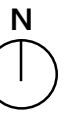
MINUTES  
DWELL TIME

**£60**

AVERAGE  
RETAIL SPEND

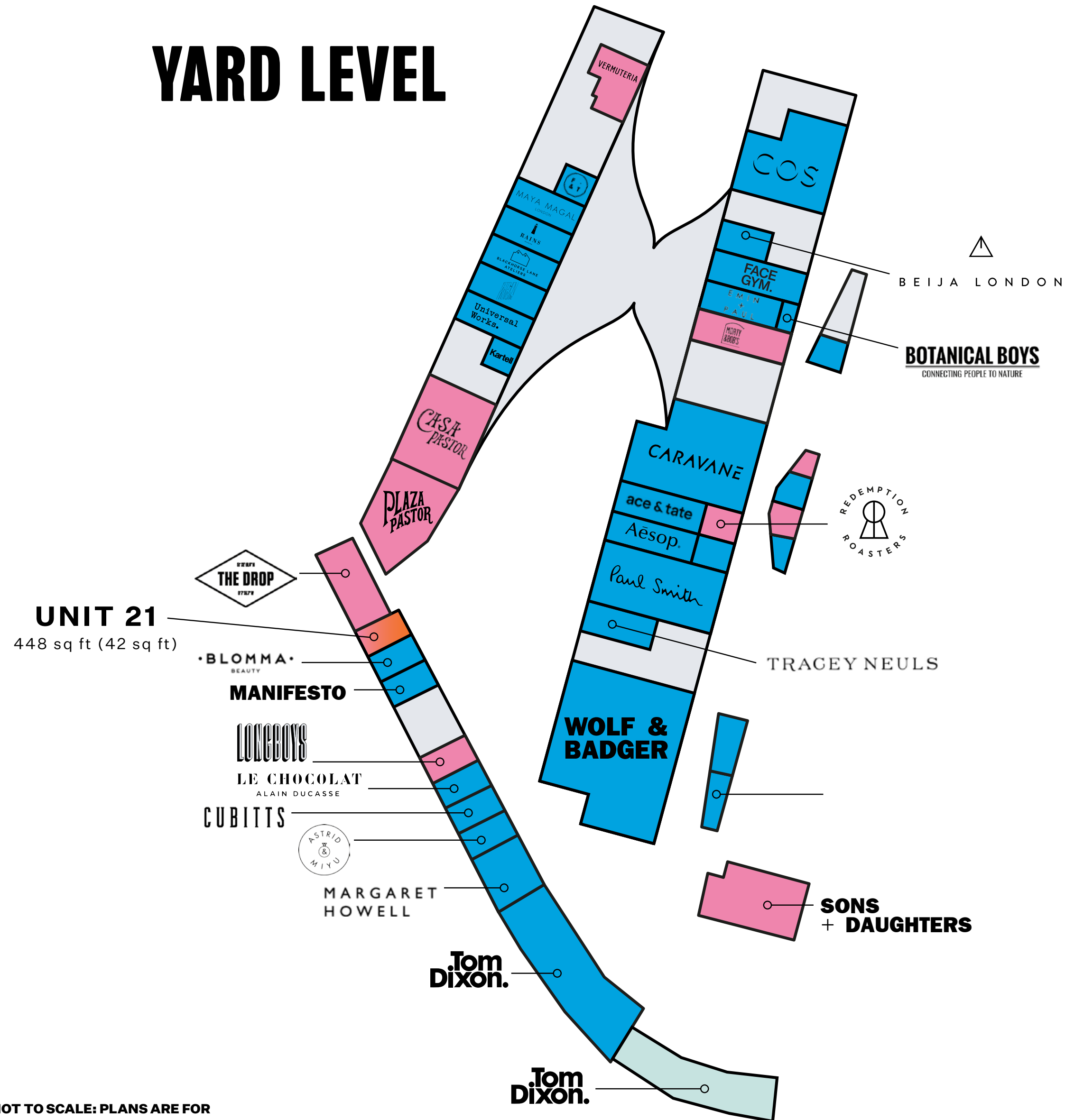
# COAL DROPS YARD

## KEY

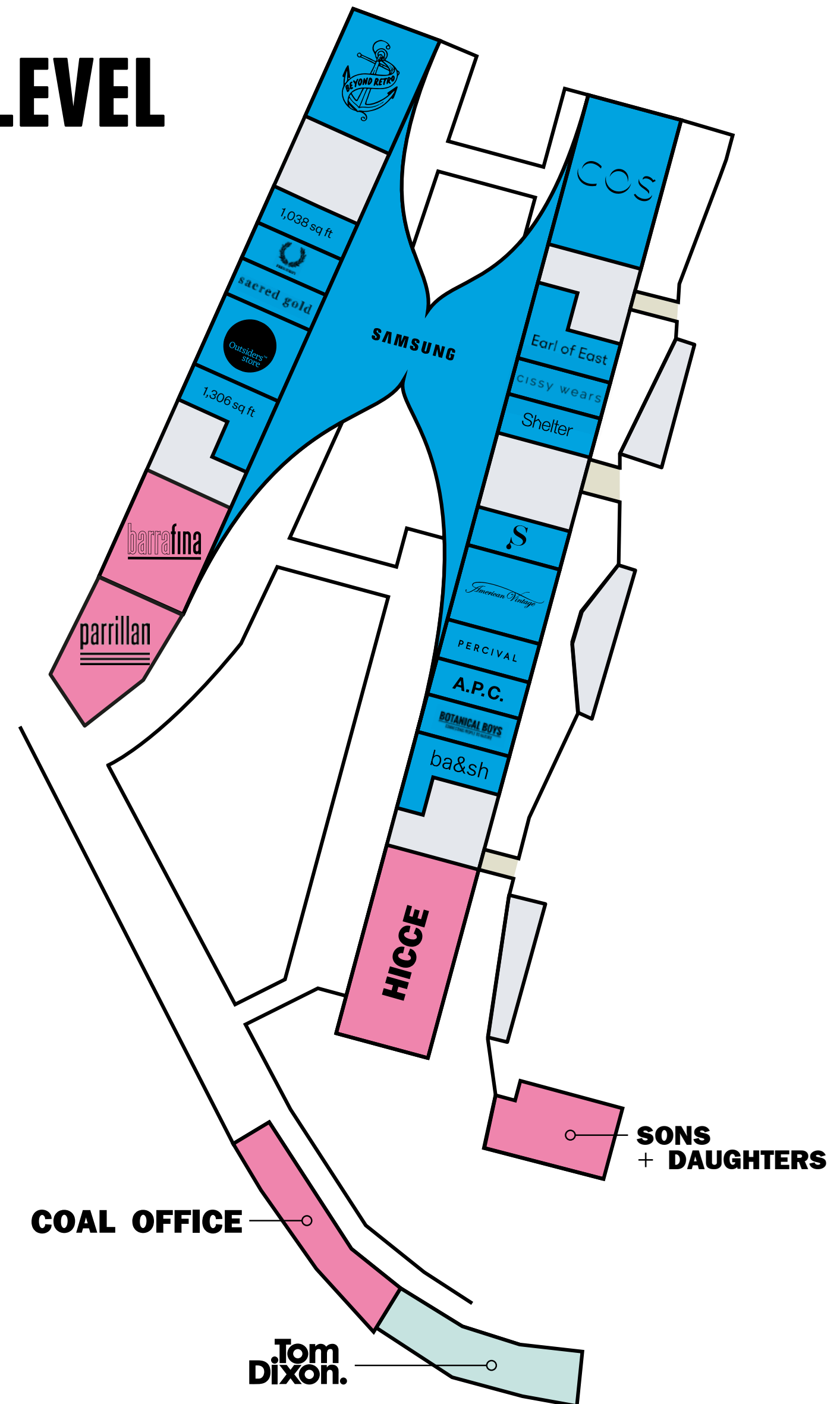


USES ● Retail & leisure ● F&B ● Office

## YARD LEVEL



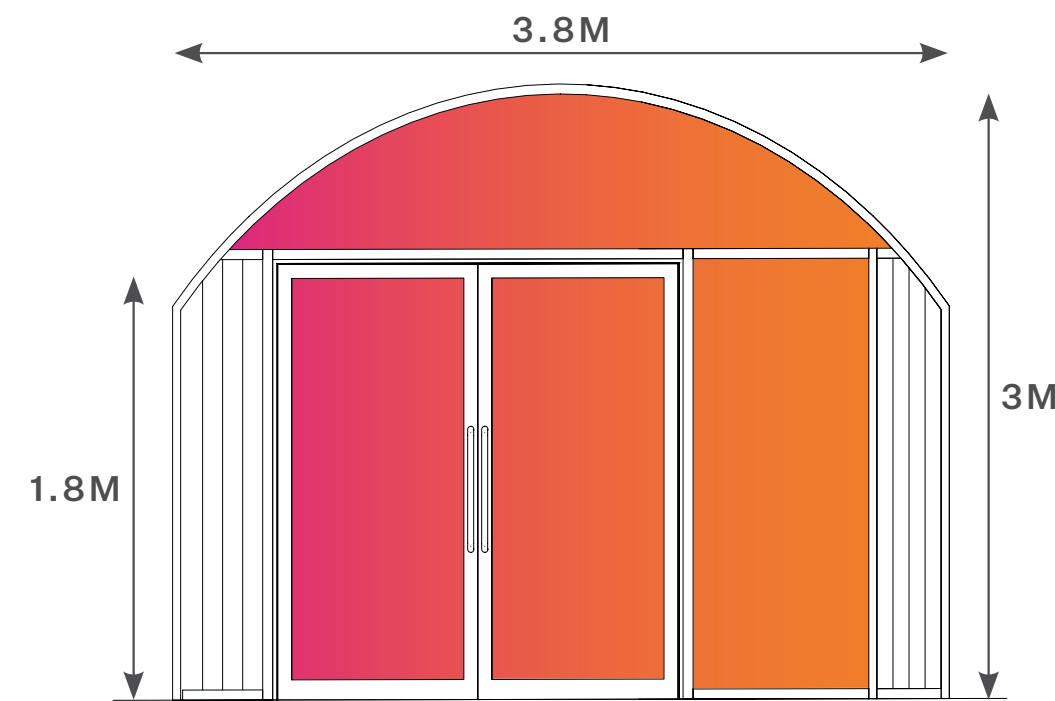
## VIADUCT LEVEL



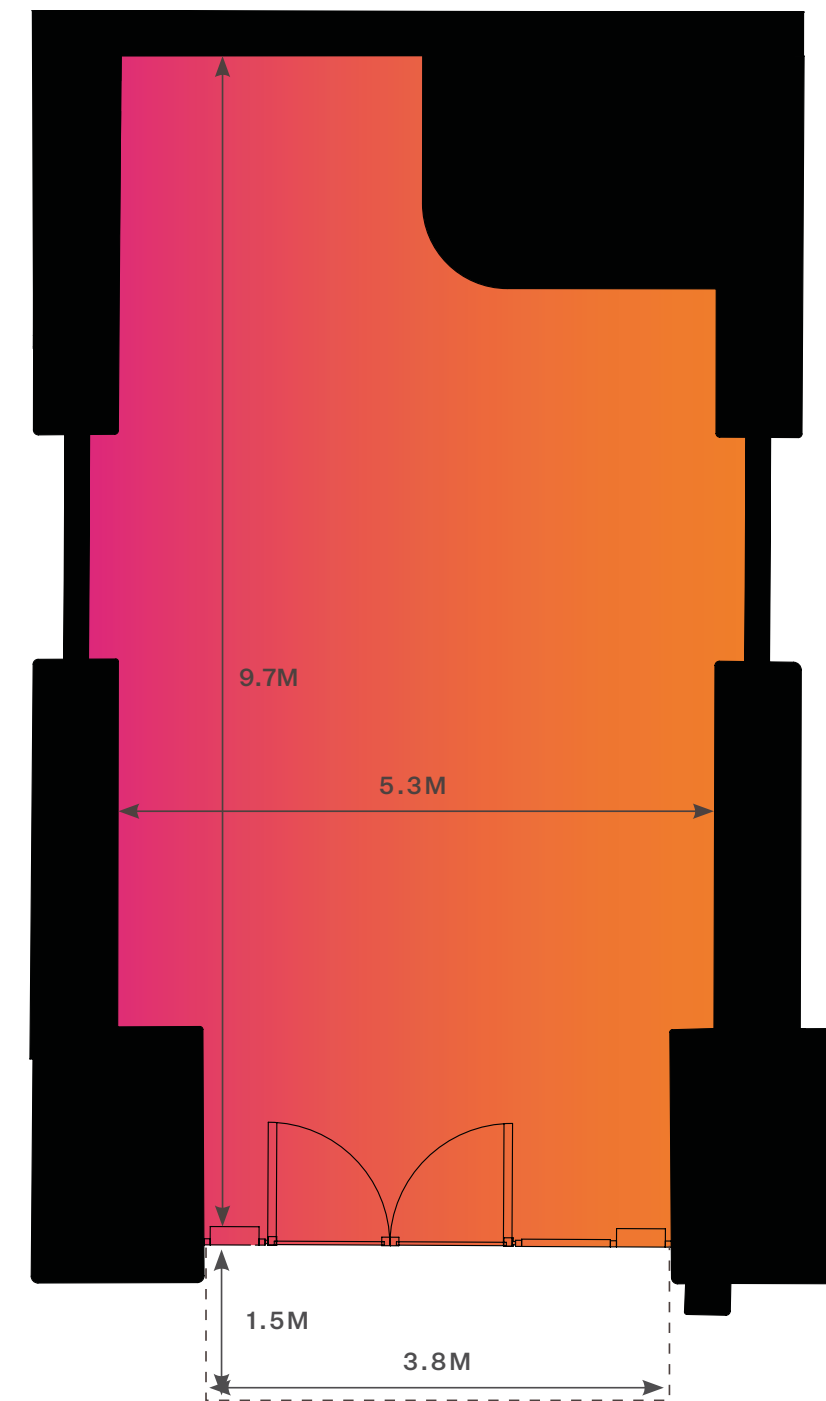
NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

# UNIT SPECIFICATION

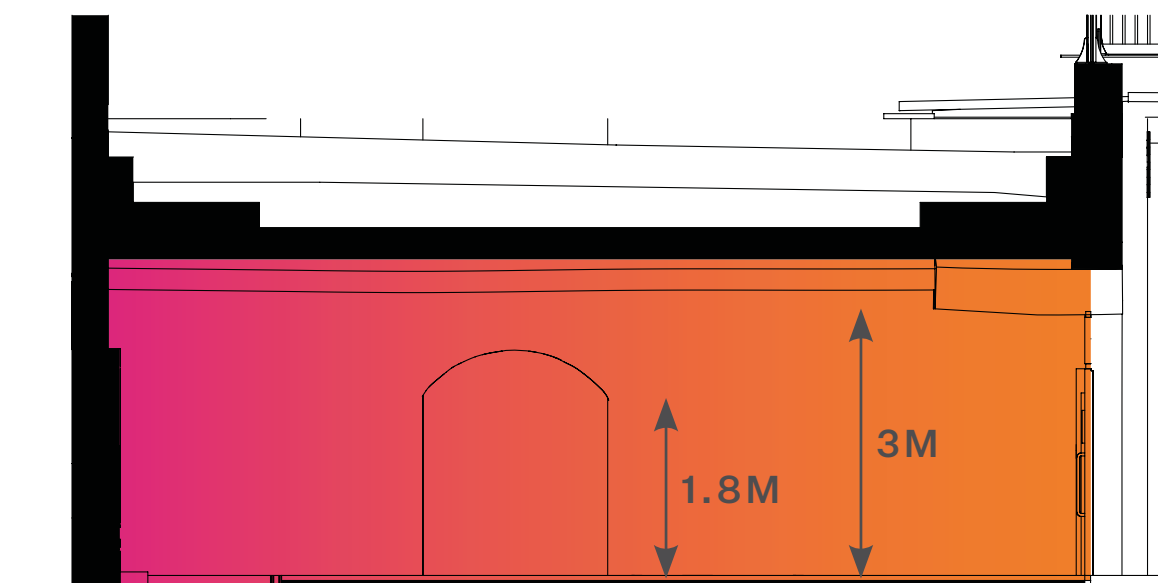
SHOP FRONT AND SIGNAGE ZONES



FLOOR PLAN



SECTION



NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

<b>PERMITTED USE:</b>	Class E
<b>CEILING HEIGHT:</b>	1.8m / 3m
<b>EXTERNAL AREA:</b>	Available for outdoor activation. See plan
<b>HANDOVER SPECIFICATION:</b>	To be agreed between parties
<b>TENURE:</b>	A new lease for a term to be agreed contracted outside the act
<b>RENT:</b>	Base Rent and Turnover (10%)
<b>SERVICE CHARGE:</b>	Estimated at £5,888 for 2023
<b>INSURANCE:</b>	Estimated at £911 for 2023
<b>BUSINESS RATES:</b>	£8,514 per annum for 2023/2024
<b>EPC:</b>	Available upon request
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs





# FOR THE ORIGINALS

## KINGS CROSS

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Created May 2022. 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, Terrain 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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