



**UNIT 75**  
**903 SQ FT (84 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

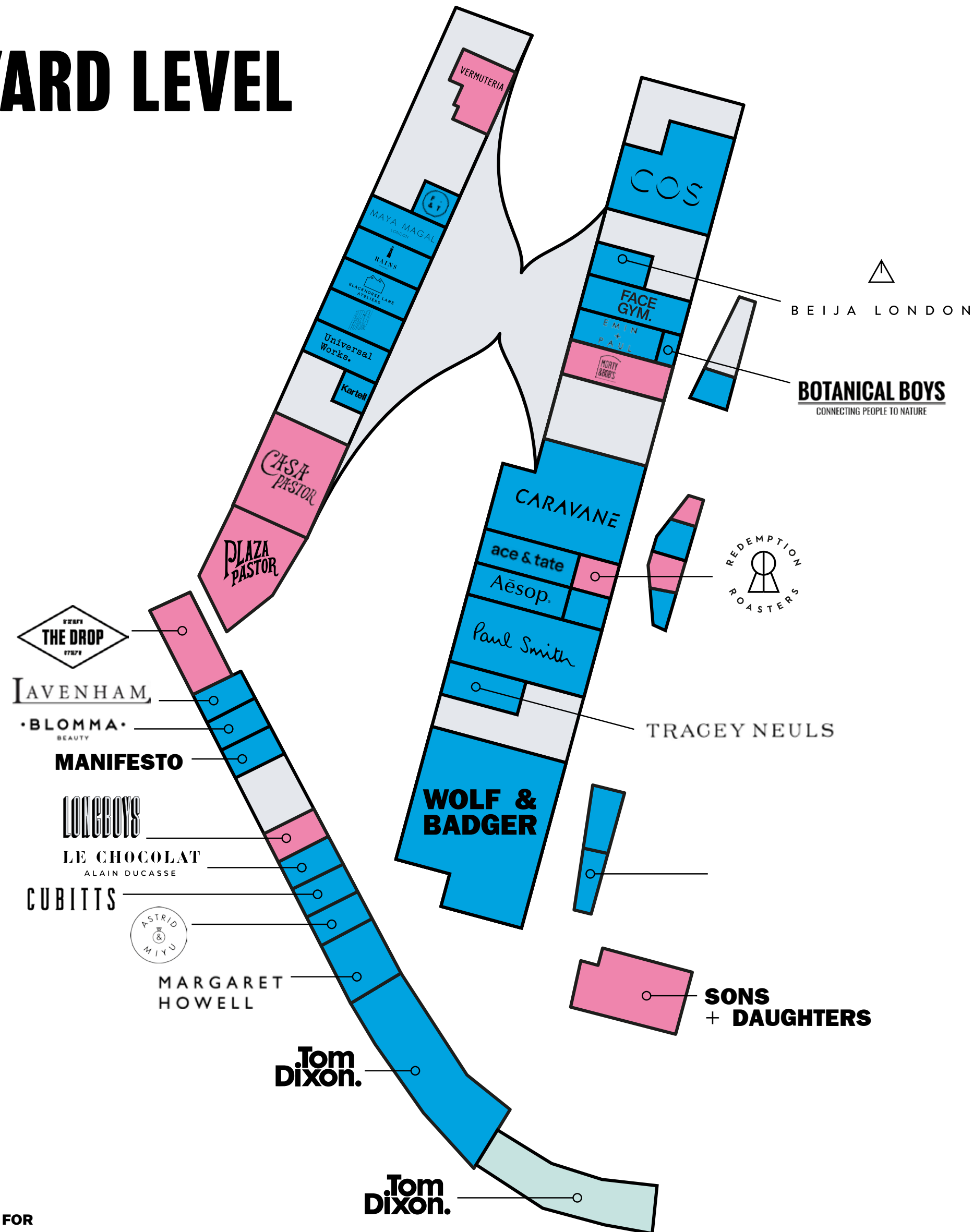
# COAL DROPS YARD

## KEY

USES ● Retail & leisure ● F&B ● Office

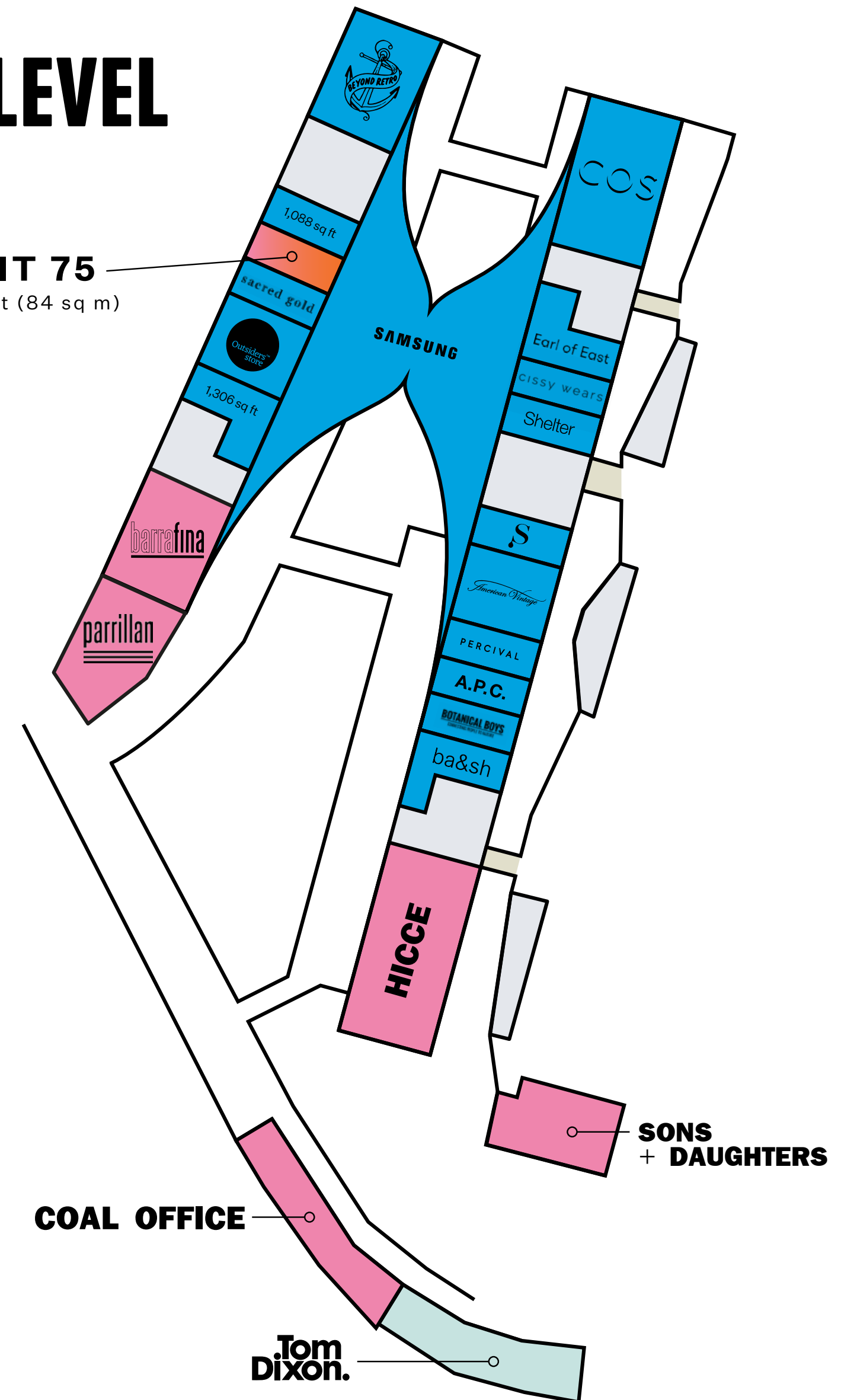


## YARD LEVEL



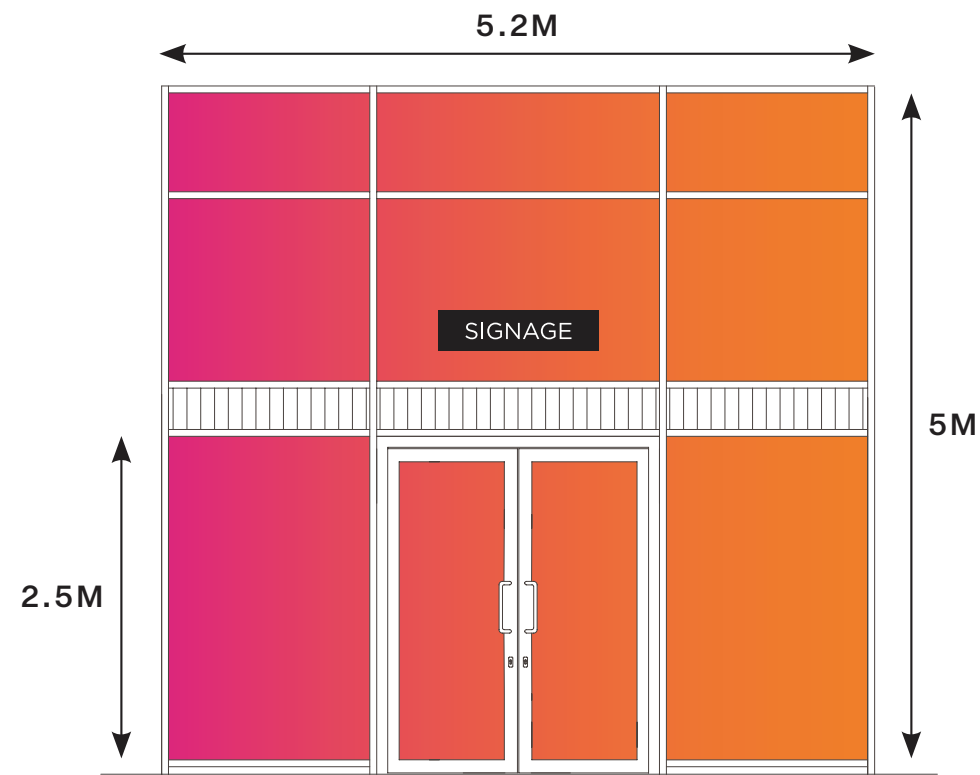
## VIADUCT LEVEL

UNIT 75  
903 sq ft (84 sq m)

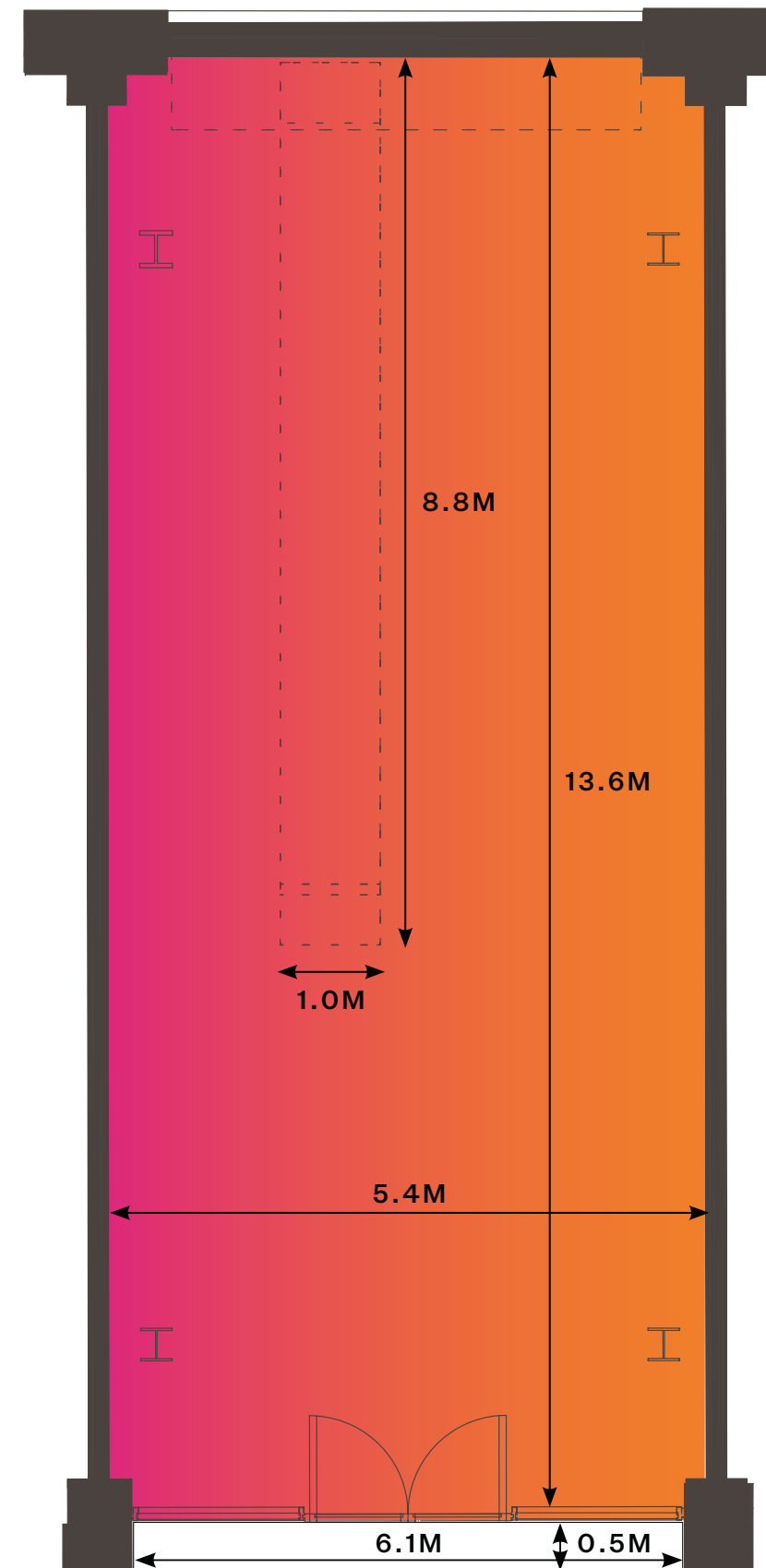


# UNIT SPECIFICATION

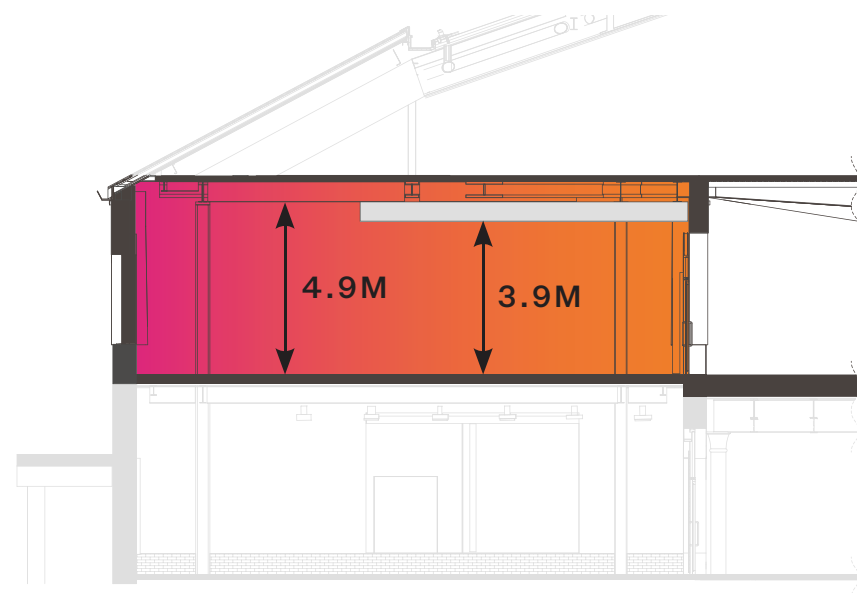
## SHOP FRONT AND SIGNAGE ZONES



## FLOOR PLAN



## SECTION



NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

<b>LISTED:</b>	Not Listed
<b>PERMITTED USE:</b>	Class E
<b>CEILING HEIGHT:</b>	3.9m - 4.9m
<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 £11,868 for 2023
<b>INSURANCE:</b>	Estimated at £1,838 for 2023
<b>BUSINESS RATES:</b>	Rates payable estimated at £16,592 for 2023/24. Interested parties to make their own enquiries
<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

**nashbond**  
ALL ABOUT LONDON

**David Bannister**  
[dbannister@nashbond.co.uk](mailto:dbannister@nashbond.co.uk)  
+44 (0)7974 756 759

**Matt Peters**  
[mpeters@nashbond.co.uk](mailto:mpeters@nashbond.co.uk)  
+44 (0)7557 517 115

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.

**Colliers**  
INTERNATIONAL

**Sara Simpson**  
[sara.simpson@colliers.com](mailto:sara.simpson@colliers.com)  
+44 (0)7814 495 712

**Katie Pearson**  
[katie.pearson@colliers.com](mailto:katie.pearson@colliers.com)  
+44 (0)7599 100 044

**Erin McDonald**  
[Erin.Mcdonald@colliers.com](mailto:Erin.Mcdonald@colliers.com)  
+44(0)7714 145 967