

FOR LEASE

UTRECHT ROELANTDREEF 9-10

BoekenVoordeel

Shoppingcenter
Overvecht

DEMOGRAPHIC FACTS



359,370 INHABITANTS



437,623 INHABITANTS
(RADIUS OF 15 MINUTES)



€ 38,900
DISPOSABLE INCOME



€ 43,000 NATIONWIDE AVERAGE
DISPOSABLE INCOME



OBJECT IN DETAIL

ROELANTDREEF 9-10 IN UTRECHT



Footfall
5,400



Size
188.94 sqm



Rent
EUR 85,000

LOCATION

The property is located in the direct vicinity of Lucardi, Blokker, Etos, Specsavers, Hunkemöller, vanHaren, T-Mobile, Hema.

SIZE

Approx. 188.94 sqm gross floor area ground floor.

FRONTAGE

Approx. 10 meters.

RENTAL LEVEL

EUR 85,000 per annum exclusive of VAT.

SERVICE CHARGES IN ADVANCE

PM.

PROMOTION COSTS IN ADVANCE

PM.

LEASE TERM

5 years + n * 5 extension years.

RENTAL PAYMENT

Quarterly, in advance.

OBJECT IN DETAIL

ROELANTDREEF 9-10 IN UTRECHT

CONTRACT COMMENCEMENT DATE

To be agreed upon.

LEASE CONTRACT

Standard lease contract Lessor, based on the ROZ-model 2012.

SECURITY

Bank guarantee based on 3 months' rent, service charges and promotion costs plus VAT.

INDEXING

Yearly, for the first time one year after commencement date, to conform with the 'maandprijsindexcijfer' (CPI), All Households on most recent time basis (2015=100).

STATE OF DELIVERY

To be agreed upon.
Lessor is leasing the unit in shell state.

FURTHER CONDITIONS

To be agreed upon.

RESTRICTIONS

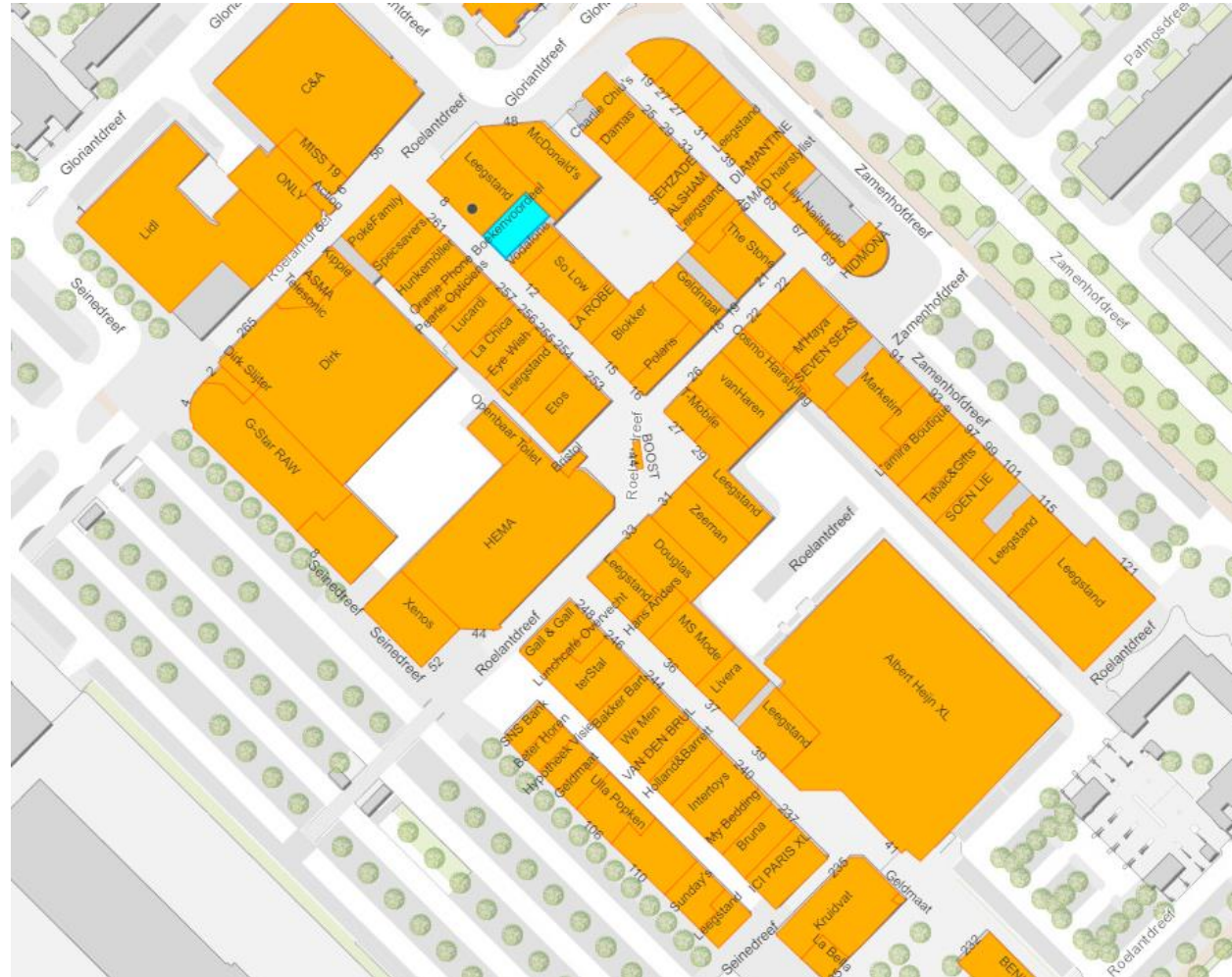
Subject to board approval Lessor.

FEE

We have a letting instruction for the above-mentioned retail property.

OBJECT IN DETAIL

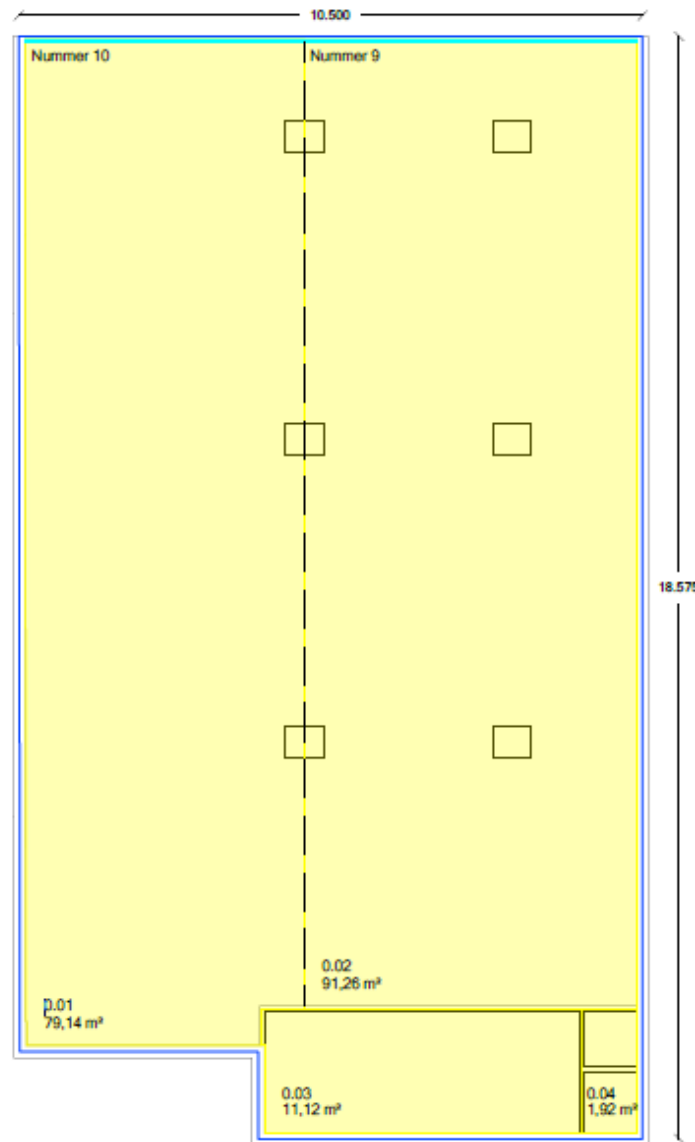
ROELANTDREEF 9-10 IN UTRECHT



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CONTACT

Cushman & Wakefield is the leading Dutch real estate service provider, offering comprehensive advice on all aspects of retail property. We have unrivalled knowledge of the market, which has been built over many years through very strong contacts with institutional landlords, private investors and developers as well as national and international retailers. To maintain and expand our position we actively use the existing expertise within Retail Agency, and we strive for a proactive, solid and sound advice, whether it is the letting of an individual shop, providing advice on an estate, or acting on behalf of retailers.

Our Retail Agency Service Line provides:

- Leasing
- Tenant Representation
- Rent Reviews / Lease Renewals
- Shopping Centre Leasing Management



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