

## EDMONTON GREEN 35 South Mall, Edmonton Green Shopping Centre



### LOCATION

Edmonton Green Shopping Centre comprises approximately 450,000 sq ft of retail and leisure floor space, anchored by **Asda** and with other retailers including **Matalan, Boots, Deichmann, JD Sports** and **Superdrug** amongst others.

The subject premises are situated in the South Mall adjacent to **Lloyds Bank** and opposite the towns **Library**. Other nearby retailers include **EE, Virgin Media, Greggs** and **Deichmann**.

The scheme boasts a weekly footfall of over **220,000**.

**UNDER NEW OWNERSHIP- Significant refurbishment and redevelopment enhancements- further details on request.**

### ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	922 sq ft	85.66sq m
Internal Width	17' 5"	5.3 m

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

### RENTAL

Available on application.

### SERVICE CHARGE.

Approximately £3,600 per annum, further details on request.

### RATING

The property is assessed for rates as follows:

<b>Rateable Value 2017:</b>	£28,250
<b>UBR 2019/20:</b>	49.1p
<b>Rates Payable:</b>	£13,870.75 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

**EPC** - Available on request.

### LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through either of the joint agents:

#### MMX Retail

**Simon Colley** 020 3130 4658  
[simoncolley@mmxretail.co.uk](mailto:simoncolley@mmxretail.co.uk)

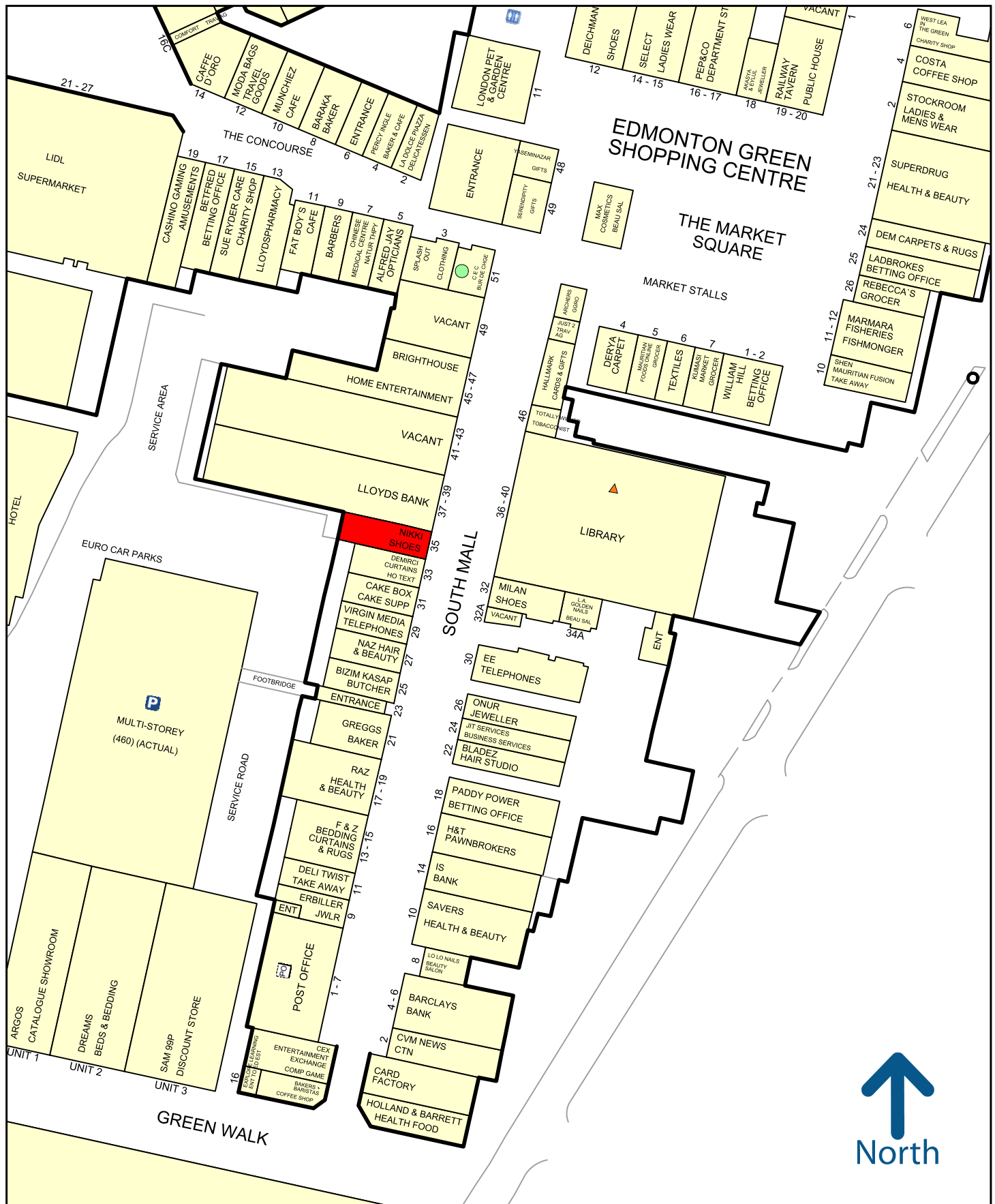
**David Hobbs** 020 3130 4655  
[davidhobbs@mmxretail.co.uk](mailto:davidhobbs@mmxretail.co.uk)

Alternatively contact our joint agents:

#### GCW

**Rupert Rudkin** 020 7647 4826  
[rupert.rudkin@gcw.co.uk](mailto:rupert.rudkin@gcw.co.uk)

Dated: November 2019



Experian Goad Plan Created: 05/11/2019  
Created By: MMX Retail