

EDMONTON GREEN35 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:

Rateable Value 2017: £28,250
UBR 2019/20: 49.1p

Rates Payable: £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

David Hobbs 020 3130 4655

 $\underline{davidhobbs@mmxretail.co.uk}$

Alternatively contact our joint agents:

GCW

Rupert Rudkin 020 7647 4826

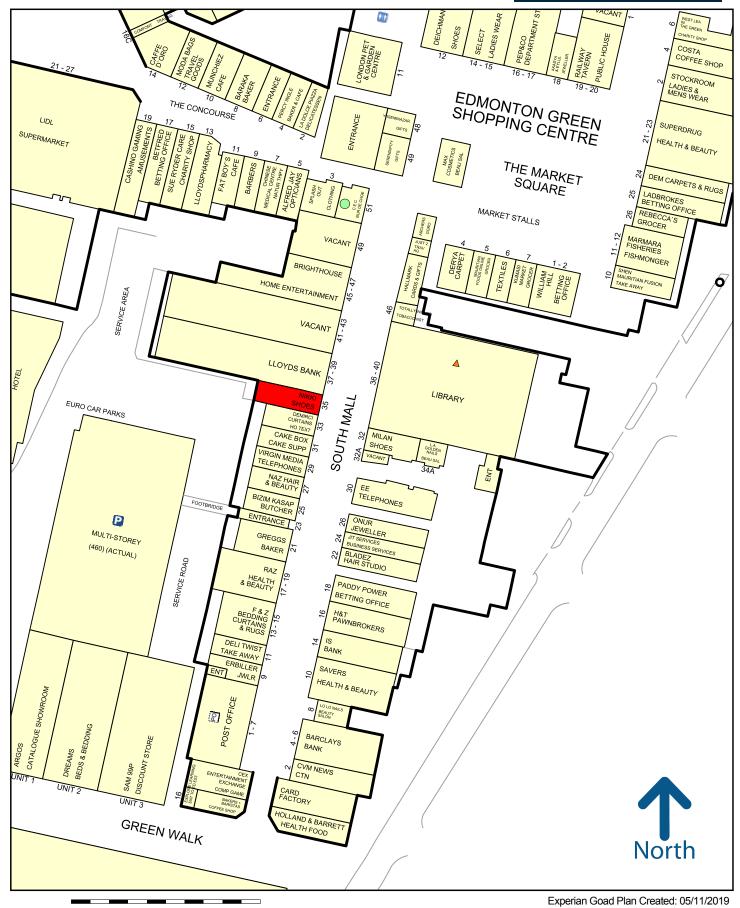
rupert.rudkin@gcw.co.uk

Dated: November 2019

IMIX Retail for themselves and for the vendors or lessors of this property whose agents they are given notices that:
) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary per mission for the use and occupation, and other details are given in good faith and are believed to be correctly







50 metres

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