

SHOP TO LET

45-47 SOUTH MALL, EDMONTON GREEN N9 0TZ



ASDA

COSTA

Superdrug

JD

wilko

SPORTS
DIRECT.COM

MATALAN

Argos

LOCATION

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

The subject premises are situated in South Mall adjacent to **IPek** and opposite **Hallmark Cards** and the **Town Centre Library**. Other nearby retailers include **Greggs** and **Virgin Media**.

LEASE TERMS

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

ACCOMMODATION

Dimensions and net internal floor areas:-

Internal Width	11.61 m	38 ft 1 in
Shop Depth	33.83 m	111 ft
Ground Floor	268.40 m ²	2,889 sq ft
First Floor	135.82 m ²	1,462 sq ft
Ancillary		

RENT

£105,000pax.

SERVICE CHARGE

£17,457pa.

BUSINESS RATES

Rateable Value £69,500
UBR (2019/20) 50.4p

For transitional relief enquiries, 020 8379 4766.

ENERGY PERFORMANCE CERTIFICATE

Band E. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION NOVEMBER 2019

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M 07743 248 803

Callum Stephenson
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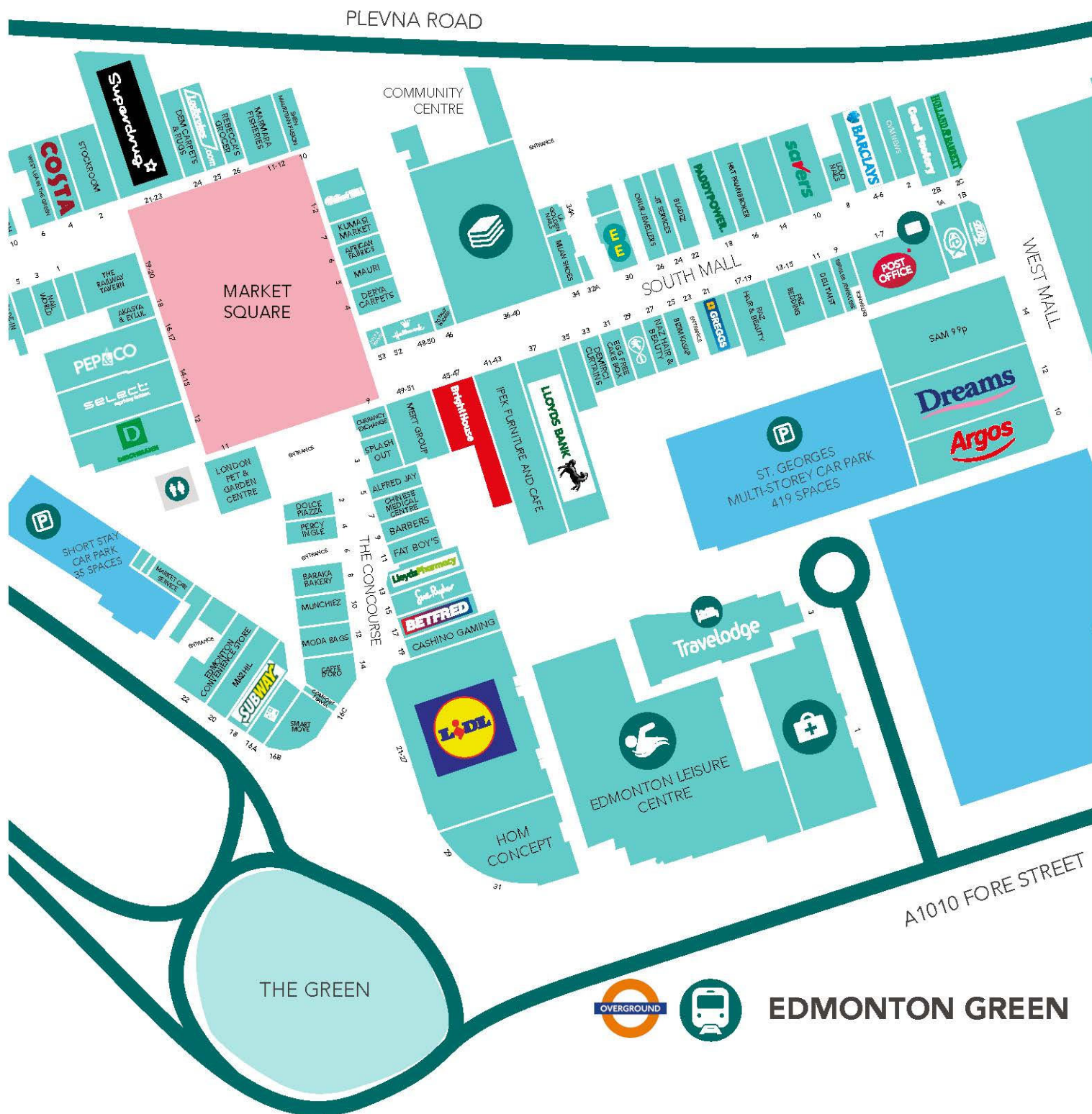
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