

EDMONTON GREEN

1 North 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 North Mall adjacent to **Nail World**, and **The Railway Tavern**. Other nearby retailers include **Specsavers, Costa, Superdrug** and **Pep & Co**

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 | 599 sq ft | 55.65 sq m |
| First Floor | 692 sq ft | 64.29 sq m |
| Internal Width | 17'1" | 5.21 m |
| Unit Depth | 36'9" | 11.2 m |

Additional space can be provided. Please contact us for further information.

LEASE TERM

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

RENTAL

Available on application.

SERVICE CHARGE.

Approximately £4,596 per annum. Further details available on request.

RATING

The property is assessed for rates as follows:

| | |
|-----------------------------|------------|
| Rateable Value 2017: | £24,500 |
| UBR 2019/20: | 49.1p |
| Est Rates Payable: | £12,030 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

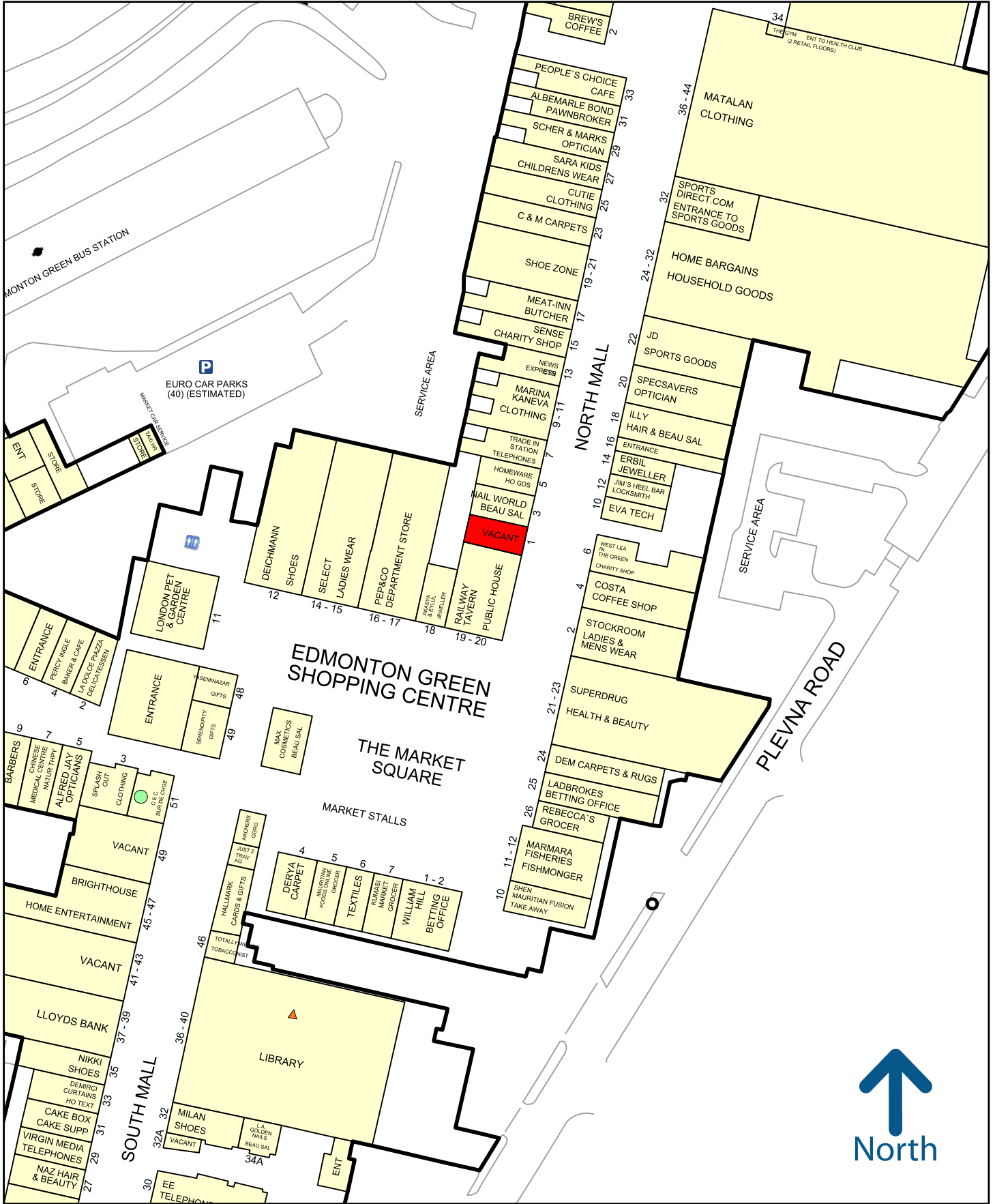
David Hobbs 020 3130 4655
davidhobbs@mmxretail.co.uk

Alternatively contact our joint agents:

GCW

Rupert Rudkin 020 7647 4826
rupert.rudkin@gcw.co.uk

Dated: November 2019



50 metres

Experian Goad Plan Created: 25/10/2019
Created By: MMX Retail



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011