

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

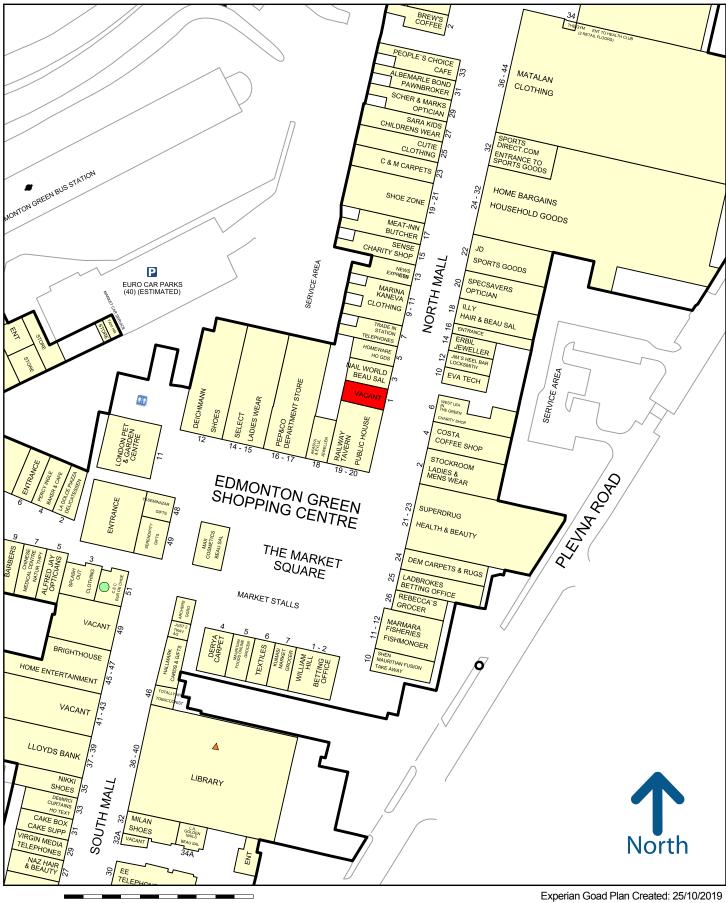
rupert.rudkin@gcw.co.uk

Dated: November 2019

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