

AVAILABLE

N9 0EH

5 NORTH MALL, EDMONTON GREEN SHOPPING CENTRE



250,000 PEOPLE
PER WEEK

select®



PEACOCKS

MATALAN



SPORTS
DIRECT

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 on North Mall adjacent to **Costa** and **Superdrug**, the prime retailing pitch at the heart of the centre.

ACCOMMODATION

The premises comprise the following approximate net internal floor areas:-

Internal Width	5.21 m	17 ft 1 in
Shop Depth	11.28 m	37 ft
Ground Floor	56.05 m ²	608 sq ft
First Floor	4.04 m ²	47 sq ft

LEASE TERMS

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

RENT

£35,000 per annum exclusive.

SERVICE CHARGE

£2,440 per annum.

BUSINESS RATES

Rateable Value £20,750

UBR (2019/20) 49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 020 8379 4766.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band F. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT & VACANT POSSESSION
APRIL 2019**

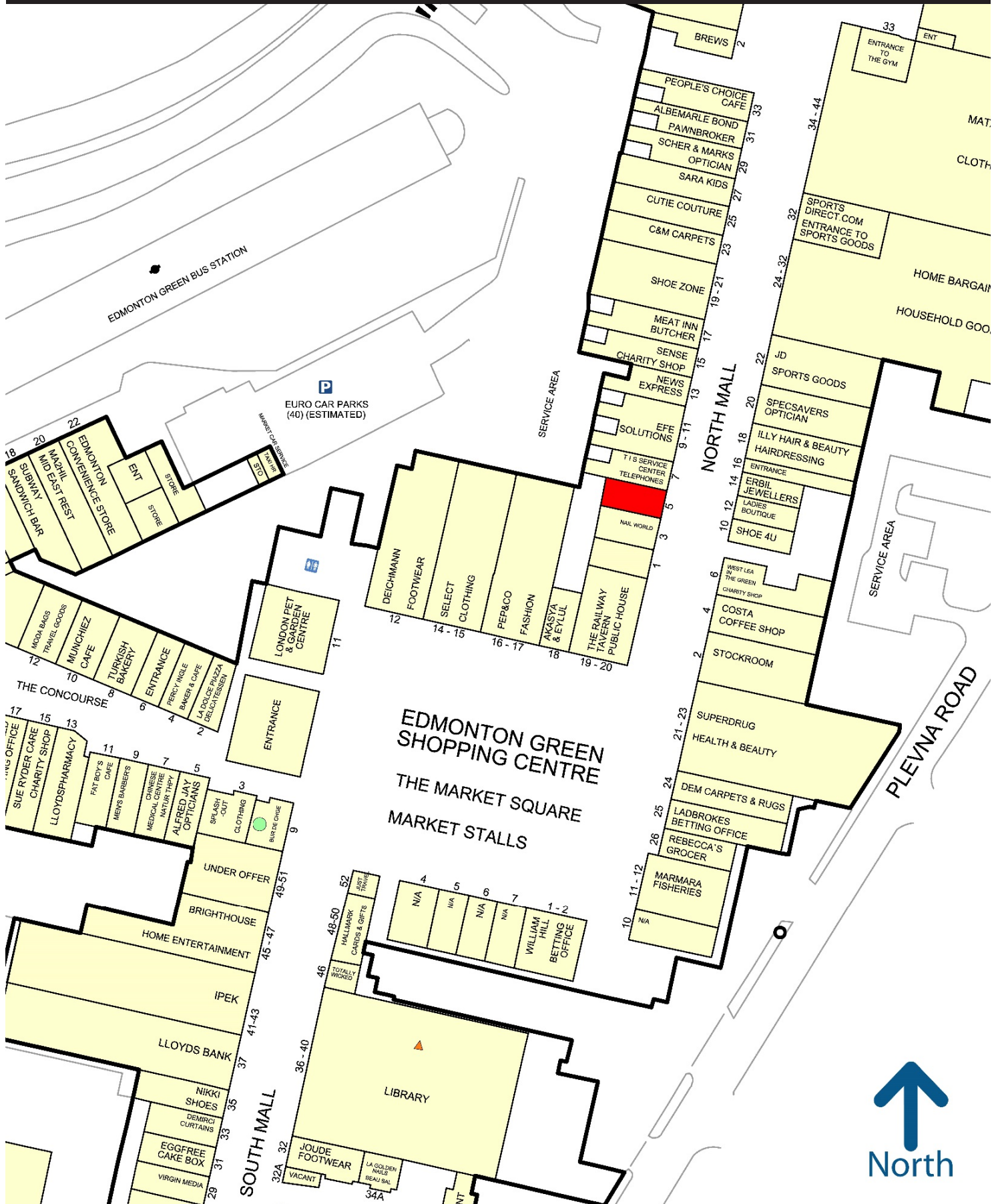
For further information or to arrange a viewing,
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