

SHOP TO LET

N9 0EH

1 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 other.

The subject premises are situated on North Mall opposite **Costa** in the heart of the prime retailing pitch of the centre.

ACCOMMODATION

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

Net Frontage	4.70 m	15 ft 5 in
Internal Width	4.72 m	15 ft 6 in
Ground Floor	48.77 m ²	525 sq ft
First Floor	54.16 m ²	583 sq ft

LEASE TERMS

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

RENT

£30,000 per annum exclusive

SERVICE CHARGE

£4,215 per annum

BUSINESS RATES

Rateable Value £20,250

UBR (2018/19) 48.0p

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 C. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT APRIL 2018

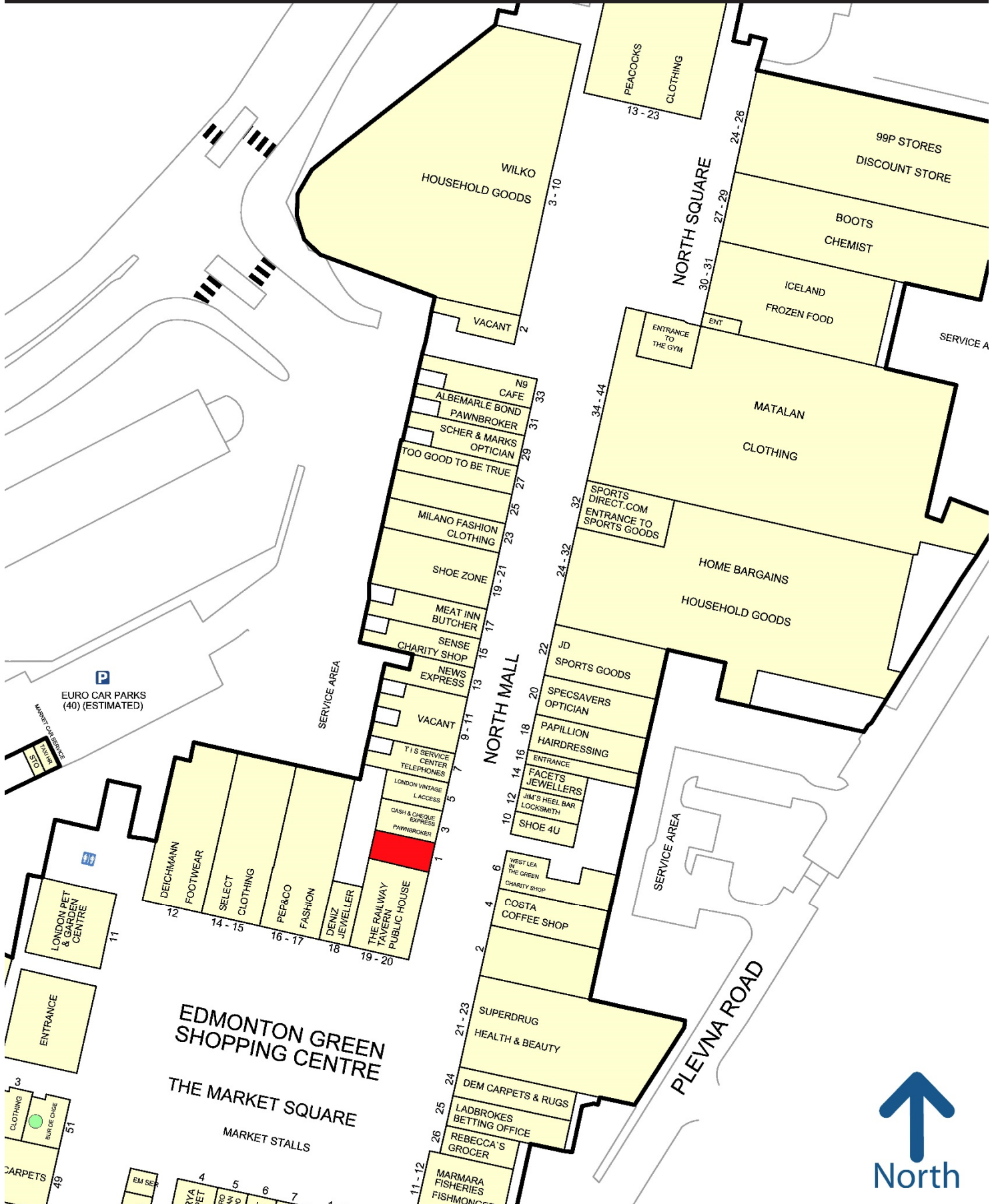
For further information or to arrange a viewing, please contact:

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