

SHOP TO LET 1 NORTH MALL, EDMONTON GREEN N9 0EH



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 on North Mall opposite **Costa** in the heart of the prime retailing pitch of the centre.

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	5.29 m	17 ft 4 in
Shop Depth	11.30 m	37 ft 1 in
Ground Floor	55.06 m ²	599 sq ft
First Floor	9.04 m ²	101 sq ft

RENT

£35,000pax.

SERVICE CHARGE

£4,215pa.

BUSINESS RATES

Rateable Value £20,250
UBR (2019/20) 49.1p

For transitional relief enquiries, 020 8379 4766.

ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

**SUBJECT TO CONTRACT
NOVEMBER 2019**

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Callum Stephenson
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MMX Retail
020 3130 4650

MMXRETAIL.CO.UK

MMX RETAIL

- BUS STATION
- TRAIN STATION
- CHURCH
- LEISURE CENTRE
- CAR PARK
- POLICE STATION
- HOTEL
- LIBRARY
- PUBLIC TOILETS
- POST OFFICE
- SHOPMOBILITY
- PRIMARY CARE CENTRE



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