

SHOP TO LET 29 SOUTH MALL, EDMONTON GREEN N9 0TT



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, Deichmann** and **JD Sports** amongst others.

The subject premises are situated in the South Mall opposite **EE**. Other nearby retailers include **Greggs, Lloyds Bank** and **Savers Health & Beauty**.

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	5.20 m	17 ft 1 in
Shop Depth	14.03 m	46 ft
Ground Floor	68.10 m ²	733 sq ft
First Floor	20.40 m ²	220 sq ft

RENT

£42,500pax.

SERVICE CHARGE

£3,853pa.

BUSINESS RATES

Rateable Value £26,250
UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8379 4766.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION JUNE 2020

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M 07743 248 803

Callum Stephenson
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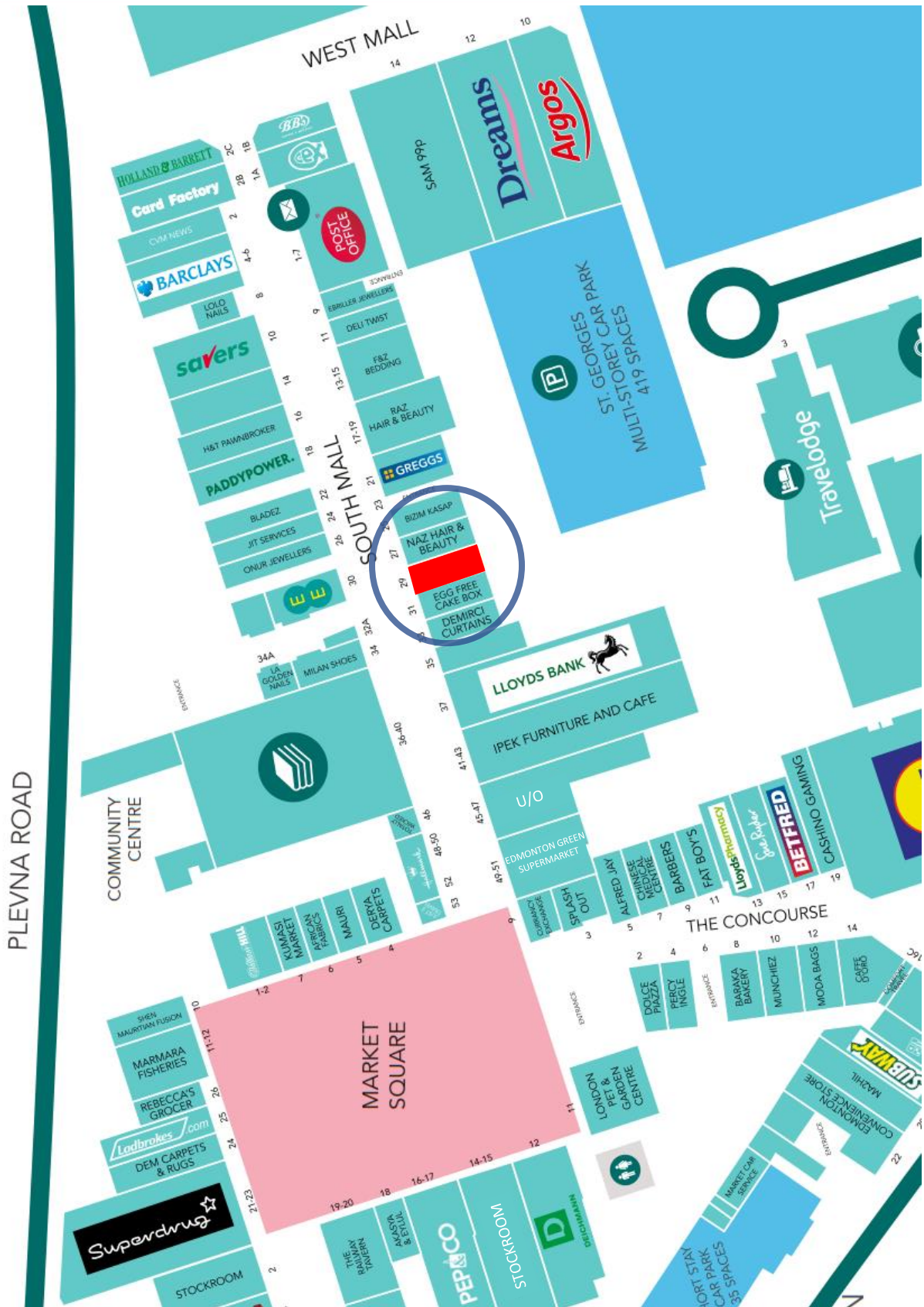
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