

SHOP TO LET

N9 OTZ

35 SOUTH 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 in the South Mall adjacent to **Lloyds Bank** and opposite the towns **Library**. Other nearby retailers include **Poundworld, Virgin Media** and **Deichmann**.

ACCOMMODATION

The premises comprise the following net internal floor areas:-

Ground Floor	85.66 m ²	922 sq ft
--------------	----------------------	-----------

LEASE TERMS

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

RENT

£47,500 per annum exclusive.

SERVICE CHARGE

£3,600 per annum.

BUSINESS RATES

Rateable Value £28,250

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 D. 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**

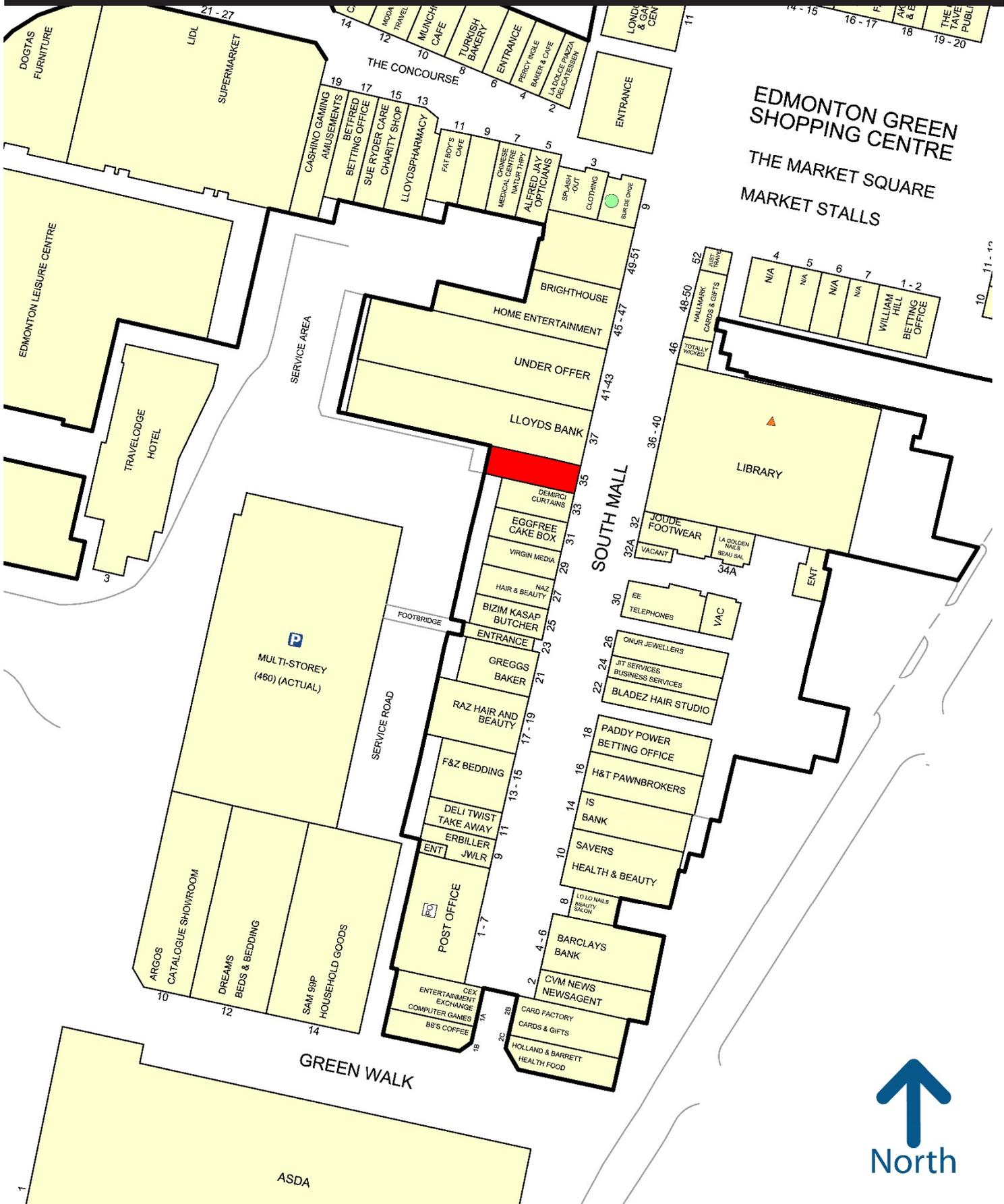
CONTACT:

Rupert Rudkin
rupert.rudkin@gcw.co.uk
020 7647 4826

Duncan Kite
duncan.kite@gcw.co.uk
020 7647 4804

MMX Retail
020 3130 4650

35 SOUTH MALL, EDMONTON GREEN SHOPPING CENTRE



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.
 Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance SurveyMap with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.