

SHOP TO LET

N9 OTT

24-26 NORTH SQUARE, EDMONTON GREEN TOWN CENTRE



JDSPORTS.CO.UK



DEICHMANN



LOCATION

Edmonton Green's Town Centre benefits from being located directly opposite to the town's main **railway** and **bus stations**. It totals c. 450,000 sq ft which includes a **leisure centre**, **PCT**, **hotel**, **754 residential units**, **109 shops**, **Asda** and the town's **market**.

The subject premises are situated in the North Square adjacent to **Boots**, **Iceland** and opposite **Peacocks** and **Wilko**. Other nearby retailers include **Matalan** and **Sports Direct**.

ACCOMMODATION

The premises comprise the following net internal floor areas:-

Ground Floor	1,300.27 m ²	13,996 sq ft
First Floor	1,620.97 m ²	17,448 sq ft

LEASE TERMS

A new effectively full repairing and insuring lease for a term to be agreed. Additional space can be provided. Please contact us for further information.

RENT

£250,000 per annum exclusive.

SERVICE CHARGE

£126,210 per annum.

BUSINESS RATES

Rateable Value £146,000

UBR (2019/20) 50.4p

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
APRIL 2019**

CONTACT:

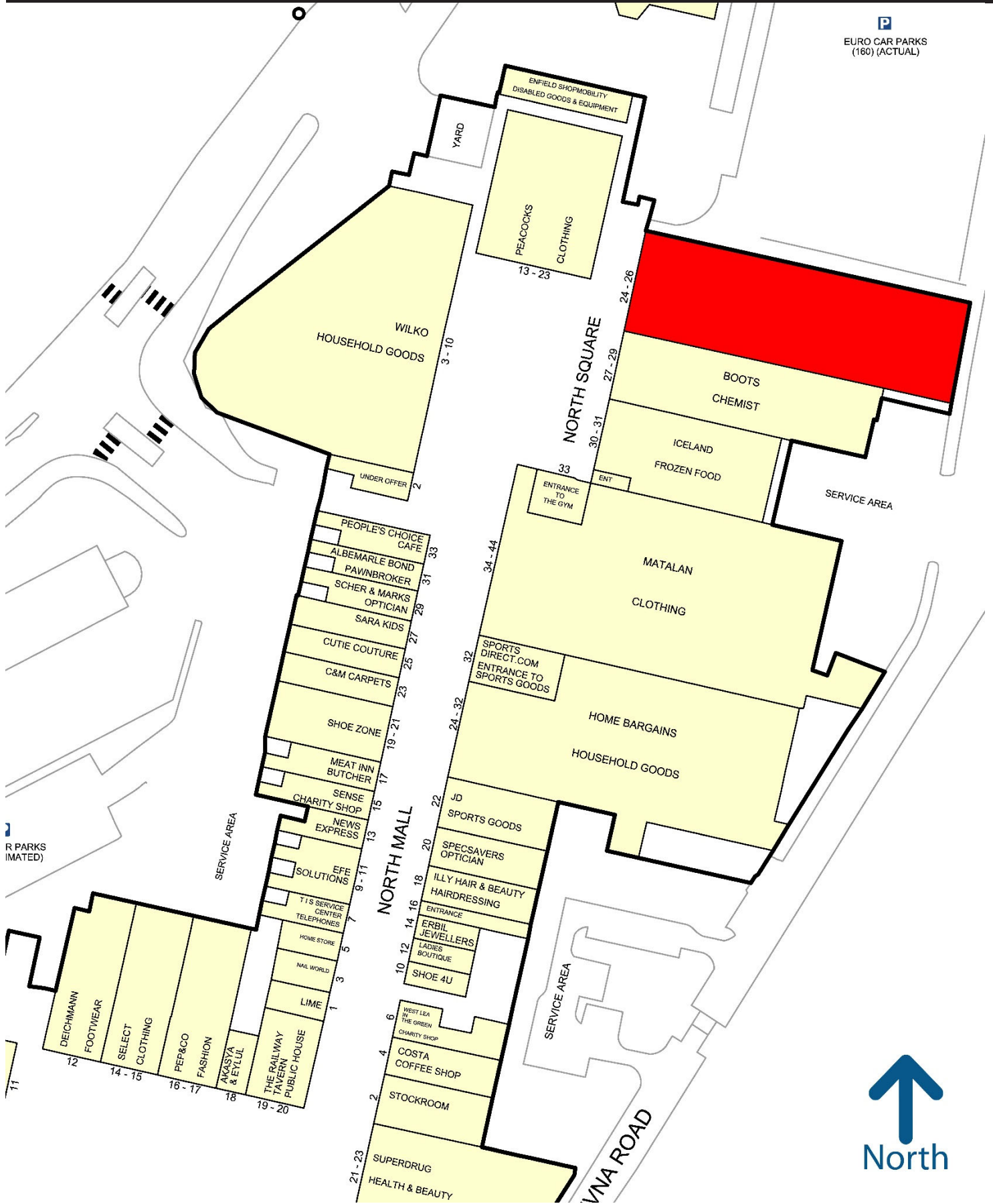
Rupert Rudkin
rupert.rudkin@gcw.co.uk
020 7647 4826

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

MMX Retail
020 3130 4650

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P
EURO CAR PARKS
(160) (ACTUAL)



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