

SHOP TO LET 41-43 SOUTH MALL, EDMONTON GREEN N9 0TT



ASDA

COSTA

Superdrug



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 in the South Mall opposite the **Library**, with nearby retailers including **Lloyds Bank**, **EE**, **Shipleys** and **Greggs**.

LEASE TERMS

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

ACCOMMODATION

Net internal floor areas:-

Ground Floor	467.76 m ²	5,035 sq ft
First Floor	238.57 m ²	2,568 sq ft

RENT

£110,000pax.

SERVICE CHARGE

£41,928pa.

BUSINESS RATES

Rateable Value £97,000

UBR (2023/24) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8379 4766.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

SUBJECT TO CONTRACT & VACANT POSSESSION FEBRUARY 2024

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