

# EDMONTON

# GREEN

Footfall of over 220,000 per week

## SHOP TO LET 14 SOUTH MALL, EDMONTON GREEN N9 0QU



ASDA

COSTA

Superdrug



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 in the South Mall adjacent to **Savers Health & Beauty**. Other nearby retailers include **Card Factory**, **Greggs**, **Holland & Barrett** and **BB's Coffee**.

### 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	6.83 m	22 ft 4 in
Shop Depth	21.49 m	70 ft 5 in
Ground Floor	137.97 m <sup>2</sup>	1,485 sq ft

### RENT

£60,000pax.

### SERVICE CHARGE

£6,129pa.

### BUSINESS RATES

**Rateable Value** £41,500  
**UBR (2019/20)** 49.1p

For transitional relief enquiries, 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 NOVEMBER 2019**

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