

EDMONTON GREEN

35 South Mall, Edmonton Green Shopping Centre



LOCATION

Edmonton Green Shopping Centre comprises approximately 450,000 sq ft of retail and leisure floor space, anchored by **Asda** and with other retailers including **Matalan, Boots, Deichmann, JD Sports** and **Superdrug** amongst others.

The subject premises are situated in the South Mall adjacent to **Lloyds Bank** and opposite the towns **Library**. Other nearby retailers include **EE, Virgin Media, Greggs** and **Deichmann**.

The scheme boasts a weekly footfall of over **220,000**.

UNDER NEW OWNERSHIP- Significant refurbishment and redevelopment enhancements- further details on request.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	922 sq ft	85.66sq m
Internal Width	17' 5"	5.3 m

LEASE TERM

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

RENTAL

Available on application.

SERVICE CHARGE.

Approximately £3,600 per annum, further details on request.

RATING

The property is assessed for rates as follows:

Rateable Value 2017:	£28,250
UBR 2019/20:	49.1p
Rates Payable:	£13,870.75 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC - Available on request.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through either of the joint agents:

MMX Retail

Simon Colley 020 3130 4658
simoncolley@mmxretail.co.uk

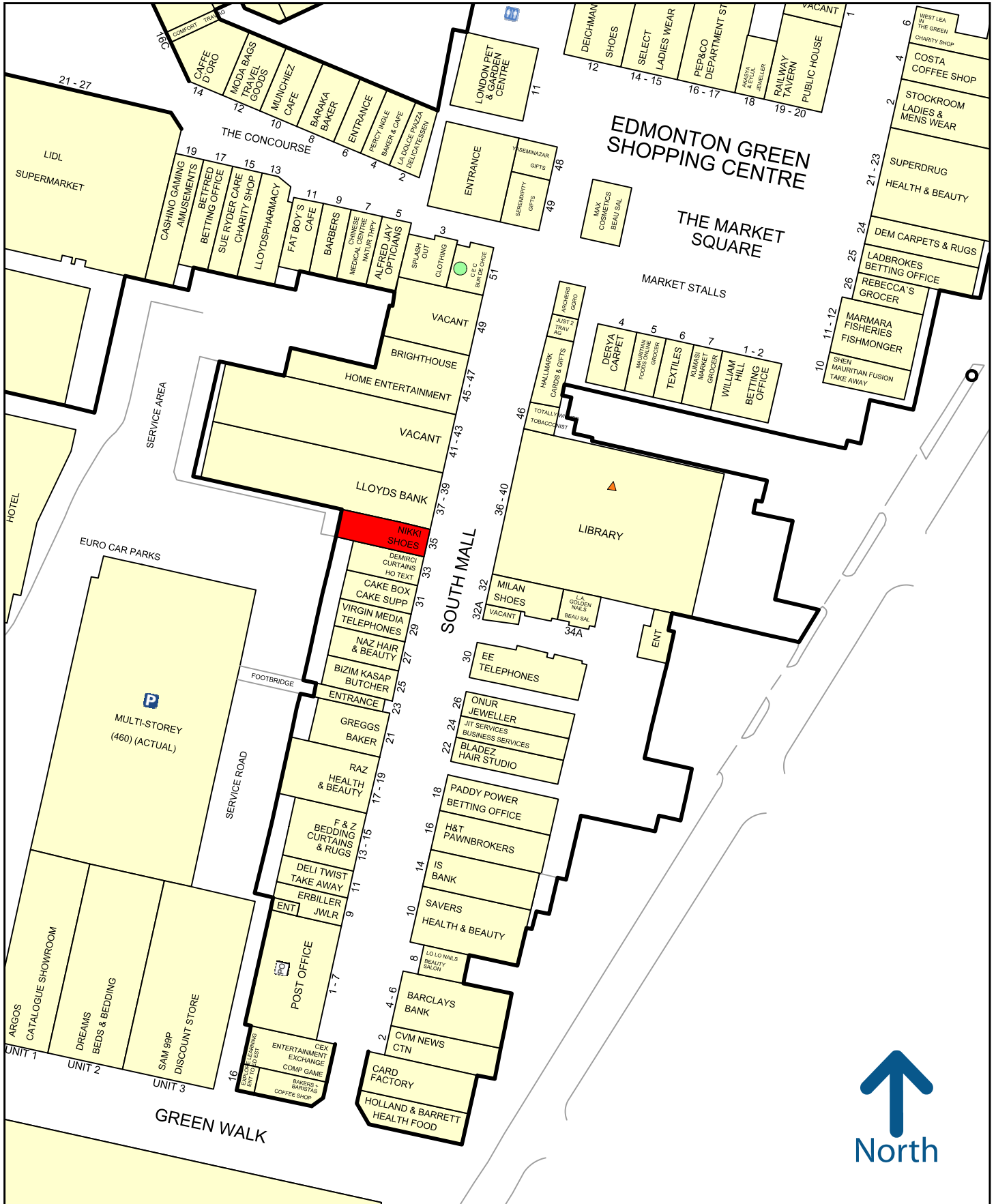
David Hobbs 020 3130 4655
davidhobbs@mmxretail.co.uk

Alternatively contact our joint agents:

GCW

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

Dated: November 2019



50 metres

Experian Goad Plan Created: 05/11/2019

Created By: MMX Retail



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