

SHOP TO LET 35 SOUTH MALL, EDMONTON GREEN N9 0TZ



ASDA

COSTA

Superdrug

JD

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 **Lloyds Bank** and opposite the towns **Library**. Other nearby retailers include **Poundworld**, **Virgin Media** and **Deichmann**.

LEASE TERMS

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

ACCOMMODATION

Net internal floor areas:-

Ground Floor	85.66 m ²	922 sq ft
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RENT

£47,500pax.

SERVICE CHARGE

£3,600pa.

BUSINESS RATES

Rateable Value £28,250
UBR (2021/22) 49.9p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 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
APRIL 2021

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rupert.rudkin@gcw.co.uk
DD 020 7647 4826
M 07743 248 803

Callum Stephenson
callum.stephenson@gcw.co.uk
DD 020 7647 4808
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GCW.

MMX Retail
020 3130 4650

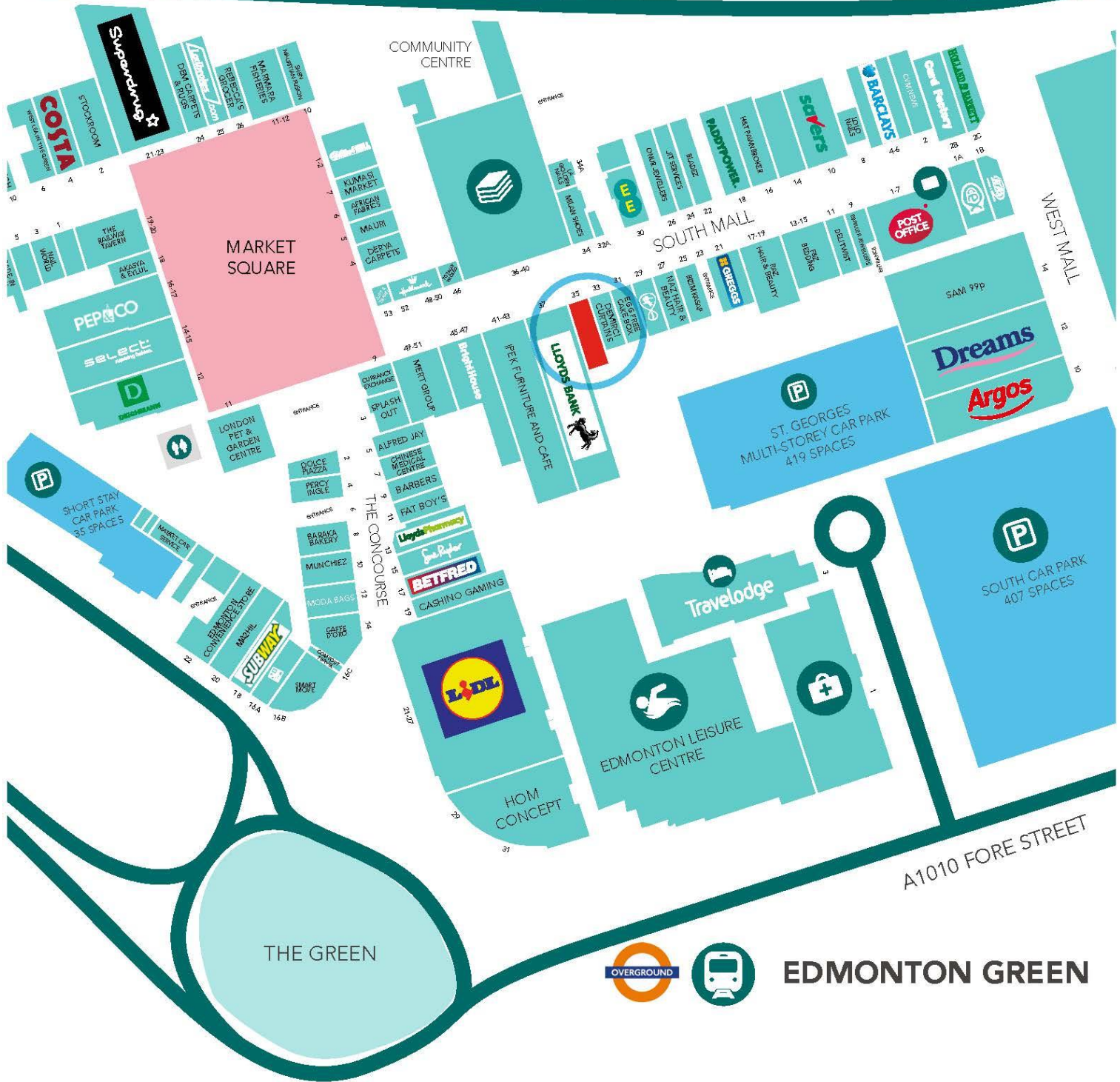
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MMX. RETAIL

- BUS STATION
- TRAIN STATION
- CHURCH
- LEISURE CENTRE
- CAR PARK
- POLICE STATION
- HOTEL
- LIBRARY
- PUBLIC TOILETS
- POST OFFICE
- SHOPMOBILITY
- PRIMARY CARE CENTRE



PLEVNA ROAD



EDMONTON GREEN

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