

SHOP TO LET SUBJECT TO VACANT POSSESSION

EDMONTON GREEN

UNIT 14, SOUTH MALL
EDMONTON GREEN SHOPPING CENTRE

DESCRIPTION

Edmonton Green Shopping Centre comprises 400,000 sq. ft. with retailers including **Boots, Superdrug, Sports Direct, Poundland, Peacocks, Home Bargains, Costa, Iceland, EE, Deichmann, Select** and **Pep & Co**, in addition to a 27,000 sq. ft. **Matalan** and a 33,000 sq. ft. **The Gym**.

The average weekly footfall in Edmonton Green Shopping Centre is approximately 250,000 per week.

ACCOMMODATION

The unit provides the following approximate dimensions and floor areas:

Internal Width	22 ft 4 ins	(6.83 m)
Shop Depth	70 ft 5 ins	(21.46 m)
Ground Floor Sales	1,485 sq. ft.	(137.96 sq. m)

LEASE

The unit is available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews in an upward direction only. Rent is to be exclusive of rates, service charge, insurance and VAT.

RENT

£60,000

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £6,129 plus VAT per annum.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£41,500
Rates Payable (18/19):	£19,713

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of D. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Or, **GCW**, contacting:

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

Duncan Kite 020 7408 0030
duncan.kite@gcw.co.uk

Subject To Contract

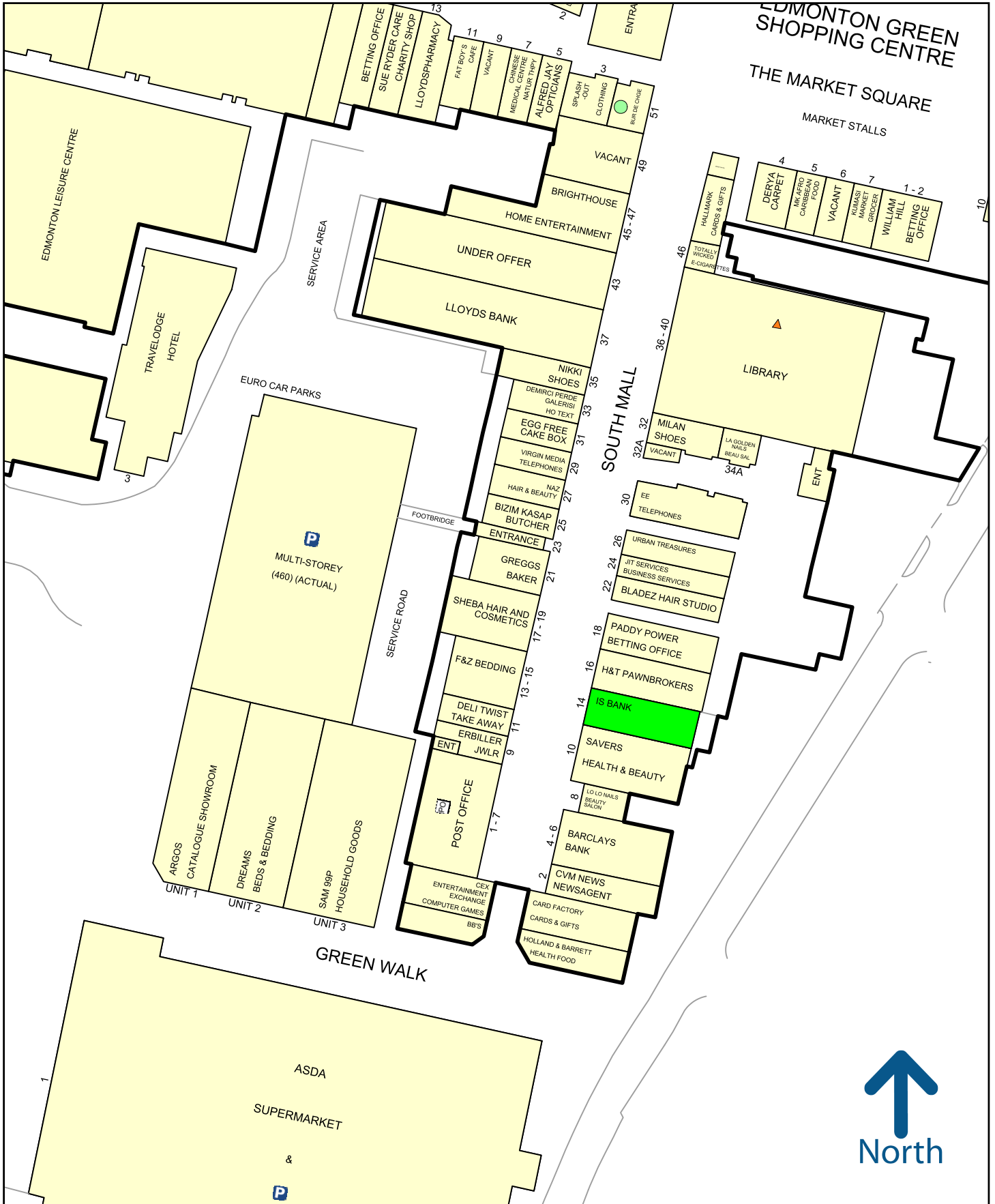
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.
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50 metres

Experian Goad Plan Created: 08/01/2019
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