

SHOP TO LET 2 NORTH MALL, EDMONTON GREEN N9 0EH



ASDA

COSTA

Superdrug



wilko

SPORTS DIRECT.COM

MATALAN

LOCATION

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

The subject premises are situated on North Mall adjacent to **Costa** in the heart of the prime retailing pitch of the Centre.

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	8.92 m	29 ft 3 in
Shop Depth	21.39 m	20 ft 2 in
Ground Floor	178.00 m ²	1,933 sq ft
First Floor	22.20 m ²	239 sq ft

RENT

£65,000pax.

SERVICE CHARGE

£8,800pa.

BUSINESS RATES

Rateable Value £55,000
UBR (2024/25) 54.6p

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 APRIL 2024

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