

## SHOP TO LET 5 NORTH MALL, EDMONTON GREEN N9 0EH



### 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 on North Mall adjacent to **Costa** and **Superdrug**, the prime retailing pitch at the heart 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	5.21 m	17 ft 1 in
Shop Depth	11.28 m	37 ft
Ground Floor	56.05 m <sup>2</sup>	608 sq ft
First Floor	4.04 m <sup>2</sup>	47 sq ft

### RENT

£35,000pax.

### SERVICE CHARGE

£2,440pa.

### BUSINESS RATES

Rateable Value £20,750  
UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the local authority on 020 8379 4766.

### ENERGY PERFORMANCE CERTIFICATE

Band F. Report available on request.

### LEGAL COSTS

Each party to be responsible for their own costs.

**SUBJECT TO CONTRACT & VACANT POSSESSION  
APRIL 2020**

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



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