

SHOP TO LET 4-6 SOUTH MALL, EDMONTON GREEN N9 0TN



ASDA

COSTA

Superdrug



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, The Gym Group, Select, Deichmann** and **JD Sports** amongst others.

The subject premises are situated in the South Mall opposite the **Post Office**, with nearby retailers including **Starbucks, Holland & Barrett** and **Savers**.

LEASE TERMS

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

ACCOMMODATION

Net internal floor areas:-

Ground Floor	220.60 m ²	2,375 sq ft
First Floor	120.60 m ²	1,298 sq ft
Second Floor	200.02 m ²	2,153 sq ft

RENT

£80,000pax.

SERVICE CHARGE

£30,601pa.

BUSINESS RATES

Rateable Value £79,500
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 NOVEMBER 2024

Callum Stephenson
callum.stephenson@gcw.co.uk
DD 020 7647 4808
M 07386 952 072

Duncan Kite
duncan.kite@gcw.co.uk
DD 020 7647 4804
M 07974 215 337

GCW.

GCW.CO.UK

FMX Urban Property Advisors
020 3130 4650

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