

SHOP TO LET

EDMONTON GREEN

UNIT 24 NORTH MALL

EDMONTON GREEN SHOPPING CENTRE

LOCATION:

Edmonton Green Shopping Centre comprises 400,000 sq. ft. with retailers including **Tesco, Boots, Superdrug, Bon Marche, Poundland, Peacocks** and **Iceland**. The unit is located on the first floor of the scheme with access provided from a ground floor lobby.

The Centre has undergone redevelopment which has seen the opening of a 26 bay bus station, 21 retail units and more recently a 66,000 sq. ft **Asda, Argos, Dreams** and other multiple retailers.

ACCOMMODATION:

The unit provides the following approximate dimensions and floor areas:

First Floor Sales 14,000 sq. ft. 1,300 sq. m.

TERMS

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 and VAT.

COMMENCING RENT

Available upon application.

RATES

Interested parties to apply to local authority.

SERVICE CHARGE

The current annual service charge is £24,500.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint agents:-

Adam Bindman 020 7659 4848
adam.bindman@greenpartners.co.uk
Matt Beardall 020 7659 4848
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Or, **GCW**, contacting:-

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SUBJECT TO CONTRACT

