

SHOPS TO LET

EDMONTON GREEN

UNITS 4, 6 & 7 NORTH MALL

EDMONTON GREEN SHOPPING CENTRE

LOCATION:

Edmonton Green Shopping Centre comprises 400,000 sq. ft. with retailers including **Tesco, Woolworths, Boots, Superdrug, Bon Marche, Poundland, Peacocks** and **Iceland**.

The Centre is undergoing redevelopment, which has seen the opening of a 26 bay bus station, 21 retail units, and will be continued with a 66,000 sq. ft. **Asda (opening Autumn 2008)** and further new retail accommodation.

ACCOMMODATION:

The units provide the following approximate dimensions and floor areas:

4 North Mall

Internal Width	23 ft 9	(7.2 m)
Shop Depth	69 ft	(21m)
Ground Floor Sales	1,344 sq. ft	(124.9 sq. m)
Ground Floor Store	168 sq. ft	(15.6 sq. m)
First Floor Store	147 sq. ft	(13.6 sq. m)

6 North Mall

Internal Width	20 ft 7	(6.2 m)
Shop Depth	70 ft	(21.3 m)
Ground Floor Sales	542 sq. ft	(50.35 sq. m)
Ground Floor Store	458 sq. ft	(42.54 sq.m)
First Floor	80 sq. ft	(7.43 sq.m)

7 North Mall

Internal Width	17 ft 1	(5.21 m)
Shop Depth	37 ft 11	(11.31 m)
Ground Floor Sales	579 sq. ft	(53.78 sq.m)
First Floor Store	78 sq. ft	(7.24 sq.m)

TERMS:

The units are 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. All rents are to be exclusive of rates, service charge and VAT.

RENT:

4 North Mall - £41,500 pax
6 North Mall - £22,500 pax.
7 North Mall - £20,000 pax.

RATES:

We understand the premises are assessed for rating purposes, as follows.

Rateable Value

4 North Mall	£34,000
6 North Mall	£24,500
7 North Mall	£19,000

Interested parties are requested to verify this with the Local Authority.

LEGAL COSTS:

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

VIEWING:

Strictly by appointment through::

Adam Bindman 020 7659 4848
adam.bindman@greenpartners.co.uk
Matt Beardall 020 7659 4848
matt.beardall@greenpartners.co.uk

Or via our joint agents, GCW, contacting:

Chris Baker on 0207 408 0030

Subject to Contract

