

# CLASS E OPPORTUNITY EDMONTON GREEN SHOPPING CENTRE

## 3-11 NORTH SQUARE

**SUBJECT TO VACANT POSSESSION**

### Description

Edmonton Green spans across 26 acres of retail, leisure and community uses and boasts a strong tenant line up. The scheme is anchored by **ASDA, Lidl, Sports Direct, Matalan, Home Bargains, and Boots**. Recent openings within the scheme include **Starbucks, Pret, and Clarks**, with the scheme benefitting from an annual footfall of over 11 million.

The subject premises is located in a prime position on North Square within Edmonton Green Shopping Centre. The unit is adjacent to **British Heart Foundation**, whilst also being in close proximity to **Matalan, Poundstretcher, Boots, and Iceland**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground and first floor, providing the following approximate areas:

<b>Ground Floor</b>	17,486 sq. ft. (1,624.5 sq. m)
<b>First Floor</b>	4,170 sq. ft. (437.7 sq. m)

### Lease

The premises is available by way of an effectively full repairing and insuring lease for a term to be agreed.

### Rent

# £200,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £107,472 per annum.

*Subject to Contract*



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£202,000
<b>UBR (25/26)</b>	0.555p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

Available on request.

### Legal Costs

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

### Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Ben Sykes**                              **07571 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

Or, **GCW**, contacting:

**Duncan Kite**                              **07768 812975**  
[duncan.kite@gcw.co.uk](mailto:duncan.kite@gcw.co.uk)

**Callum Stephenson**                      **07386 952072**  
[callum.stephenson@gcw.co.uk](mailto:callum.stephenson@gcw.co.uk)

