

# CLASS E OPPORTUNITY EDMONTON GREEN SHOPPING CENTRE 24 MARKET SQUARE



## 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 prominent position on Market Square within Edmonton Green Shopping Centre. The unit is adjacent to **Superdrug** and **Ladbrokes**, whilst also being in close proximity to **Costa, JD Sports, Stockroom**, and **Pep & Co.**

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>	1,634 sq. ft.	(151.8 sq. m)
<b>First Floor</b>	237 sq. ft.	(22 sq. m)

## Lease

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

## Rent

# £37,500

per annum exclusive.

## Service Charge

The current service charge for the financial year is £10,837 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>	£34,250
<b>UBR (25/26)</b>	0.499p

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)

