

CLASS E OPPORTUNITY EDMONTON GREEN SHOPPING CENTRE 24-26 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 **Boots**, whilst also being in close proximity to **Iceland, British Heart Foundation, Poundland, Matalan**, and **Home Bargains**.

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:

Ground Floor	13,996 sq. ft. (1,300.3 sq. ft)
First Floor	17,448 sq. ft. (1,621 sq. ft)

Lease

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

Rent

£175,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £150,089 per annum.

Subject to Contract



Business Rates

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

Rateable Value	£130,000
UBR (25/26)	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

Ben Sykes **07571 075103**
ben.sykes@greenpartners.co.uk

Or, **GCW**, contacting:

Duncan Kite **07768 812975**
duncan.kite@gcw.co.uk

Callum Stephenson **07386 952072**
callum.stephenson@gcw.co.uk

