

PRIME CLASS E
OPPORTUNITY
**EDMONTON
GREEN**
UNIT 2B, SOUTH MALL



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 **Fun Lord** and **Pret**, with the scheme benefitting from an annual footfall of over 11 million.

The subject premises is located in a prime position on South Mall within Edmonton Green Shopping Centre. The unit is adjacent to **Holland & Barrett** and **Edmonton Convenience Store**, whilst also being in close proximity to **CEX, The Post Office, Bakers & Baristas** and **Asda Superstore**.

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	1,584 sq. ft. (147.16 sq. m)
First Floor	1,466 sq. ft. (136.25 sq. m)

Lease

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

Rent

£70,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £17,912 per annum.

Business Rates

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

Rateable Value	£57,500
UBR (26/27)	0.43p

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

Subject to Contract

