

PRIME CLASS E OPPORTUNITY

EDMONTON
GREEN

10 WEST MALL

Description

Edmonton Green spans across 26 acres of retail, leisure and community uses. The scheme is anchored by **ASDA**, **Lidl**, **Sports Direct**, and **Boots**. Recent openings within the scheme include **Pret** and **Shah's Hilal**, with the scheme boasting an annual footfall of over 11 million.

The subject premises is located in a prime position on West Mall within Edmonton Green Shopping Centre. The unit is opposite **Asda**, and adjacent to **Dreams**, whilst also being in close proximity to **Sam Pound Store**, **Bakers & Baristas** and **Holland & Barrett**.

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

Accommodation

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

Ground Floor Sales	6,416 sq. ft.	(596.1 sq. m)
First Floor Sales	13,806 sq. ft.	(1,282.6 sq. m)
Second Floor Ancillary	4,025 sq. ft.	(373.93 sq. m)

Lease

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

Rent

Upon application.

Service Charge

The current service charge for the financial year is £152,021 per annum.

**Business Rates**

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

Rateable Value	£125,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of C 69. A full report is available upon 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

Frankie Souto **07497 390998**
frankie.souto@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

