

# Edmonton Green 2 North Mall, Edmonton Green Shopping Centre

## PRIME SHOP – FOR LEASE



### LOCATION

Edmonton Green Shopping Centre comprises approximately 450,000 sq ft of retail and leisure floor space, anchored by Asda and with other retailers including Matalan, Boots, Lidl, JD Sports and Superdrug amongst others.

The subject premises occupy a prominent position next to Market Square adjacent to Superdrug, Costa, Iceland and the Central Market. Other nearby retailers include JD and Specsavers

### ACCOMMODATION

The property provides the following approximate areas;

Internal Width:	<b>29' 3"</b>	<b>8.92 m</b>
Ground Floor:	<b>1,933 sq ft</b>	<b>178 sq m</b>
First Floor	<b>239 sqft</b>	<b>22.2 sqm</b>

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

### RENTAL

Available on application

### SERVICECHARGE

£10,436.75 pa.

### RATING

The property is assessed for rates as follows:

Rateable Value	<b>£5,000</b>
UBR 2022 Estimated	<b>III</b>
Rates Payable:	<b>£201</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### LEGAL COSTS

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

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment through either of the joint agents.

### Nick Symons

07977 998825

[nicksymons@fmx.co.uk](mailto:nicksymons@fmx.co.uk)

### Hugo Mackichan

07534 438 411

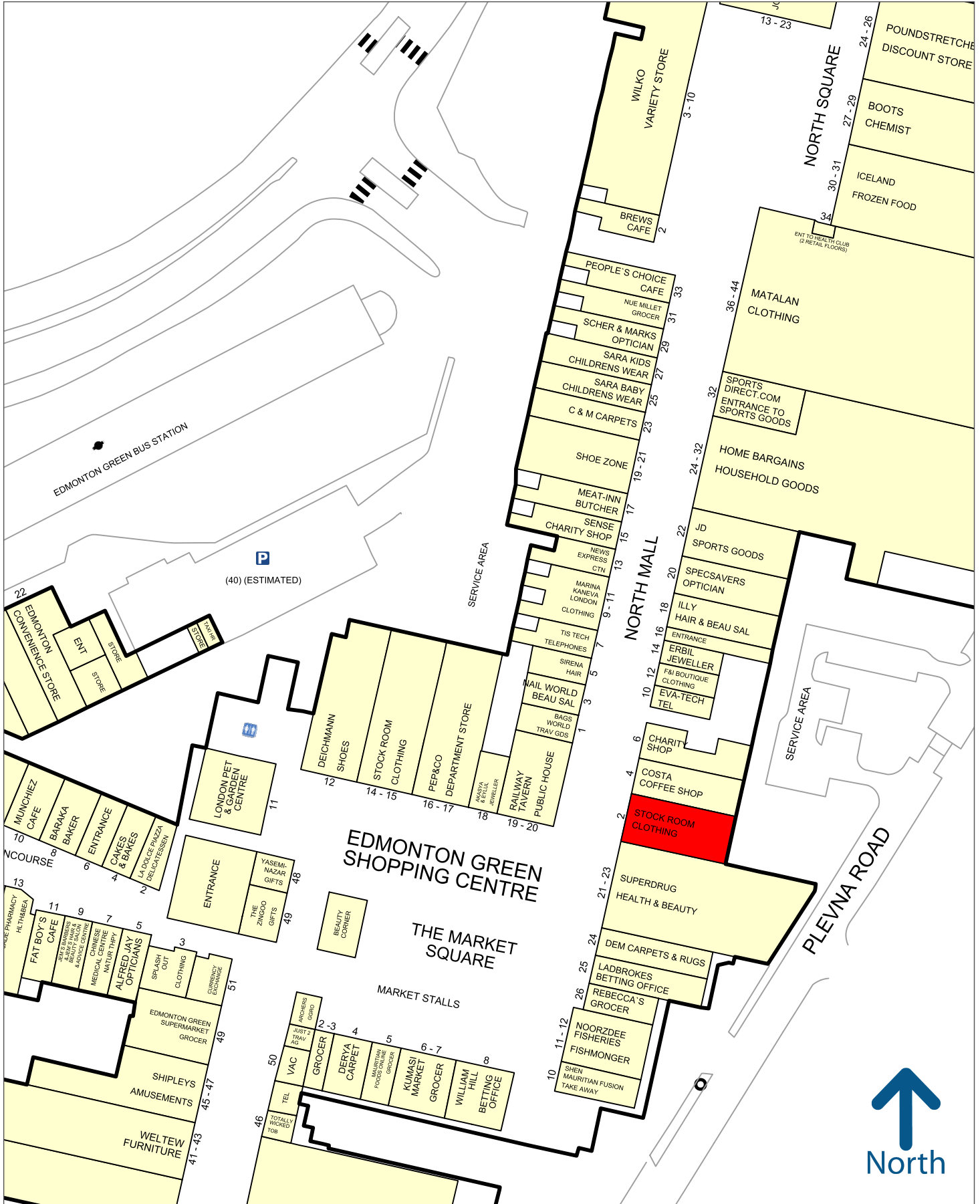
[hugomackichan@fmx.co.uk](mailto:hugomackichan@fmx.co.uk)

Alternatively contact our joint agents:

### Callum Stephenson

07960 605300

[Callum.Stephenson@gcw.co.uk](mailto:Callum.Stephenson@gcw.co.uk)



50 metres

Experian Goad Plan Created: 02/03/2023  
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