

# Edmonton Green 22 North Mall, Edmonton Green Shopping Centre

**AVAILABLE DUE TO UPSIZE AND RELOCATION WITHIN THE SCHEME**



## 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 are situated in the South Mall adjacent to Specsavers and Home Bargains. Other nearby retailers include The Gym, Shoe Zone Wilko and Iceland. The scheme boasts a weekly footfall of over 220,000.

## ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	<b>1,958 sqft</b>	<b>182 sq m</b>
First Floor:	<b>440 sq ft</b>	<b>41 sq m</b>

## LEASE TERM

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

## TIMING

Estimated possession of the unit due for January 2024

## RENTAL

Available on application

## SERVICE CHARGE

£12,280.03 pa.

## RATING

The property is assessed for rates as follows:

Rateable Value 2023:	<b>£54,398</b>
UBR 2023/24:	<b>51.2p</b>
Estimated Rates Payable:	<b>£27,851.78</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

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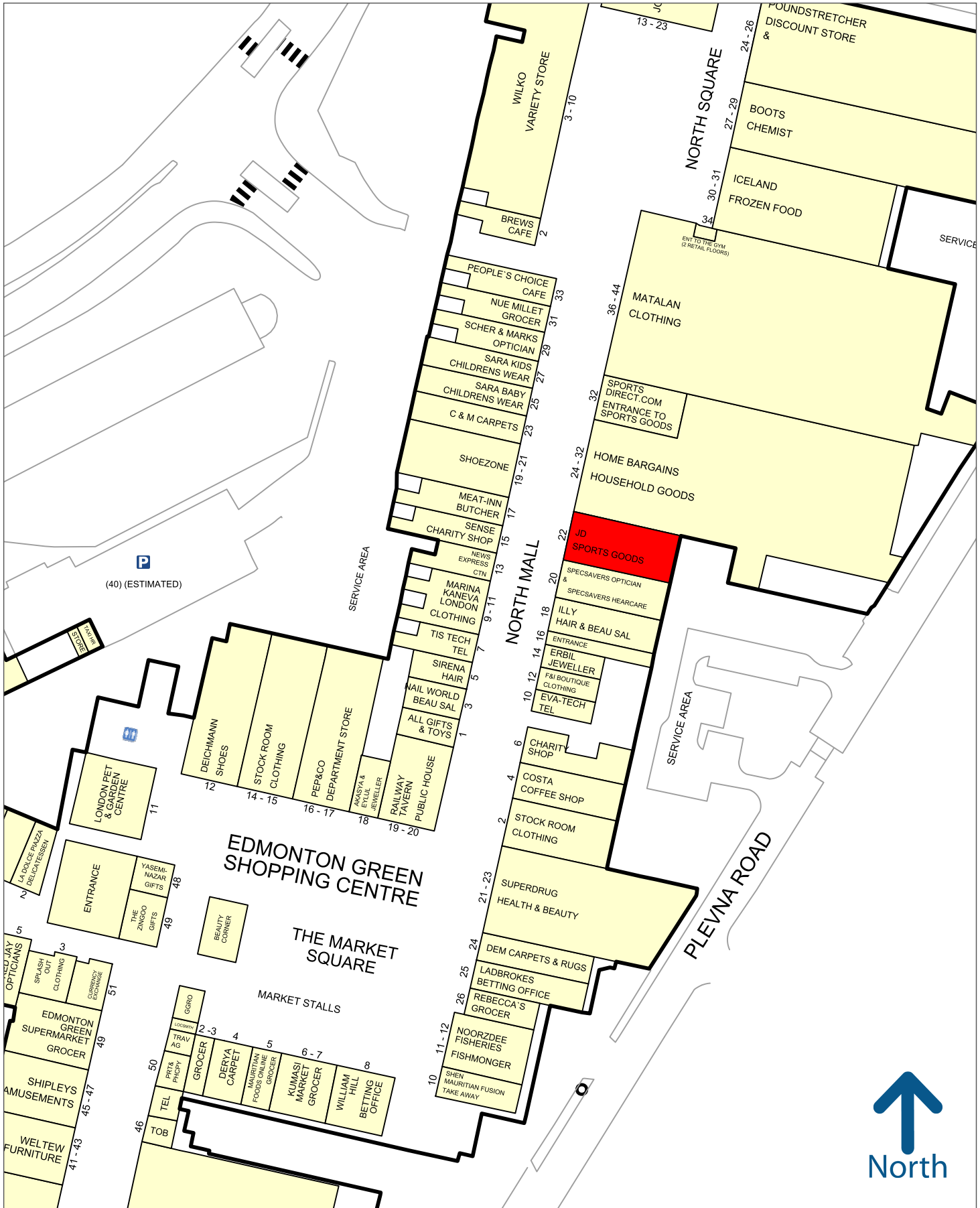
Alternatively contact our joint agents:

Callum Stephenson

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Date: September 2023



50 metres

Experian Goad Plan Created: 11/07/2023  
Created By: FMX



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