

Edmonton Green 4-6 South Mall, Edmonton Green Shopping Centre

AVAILABLE SUBJECT TO VACANT POSSESSION



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 Holland and Barrett, Savers and Starbucks. The scheme boasts a weekly footfall of over 220,000.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	2,375 sqft	221 sq m
First Floor:	3,451 sq ft	321 sq m

LEASE TERM

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

TIMING

Subject to Vacant to Possession

RENTAL

Available on application

SERVICE CHARGE

£30,601.05 pa.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£79,500
UBR 2023/24:	51.2p
Estimated Rates Payable:	£40,704

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

Hugo Mackichan

07534 438 411

hugomackichan@fmx.co.uk

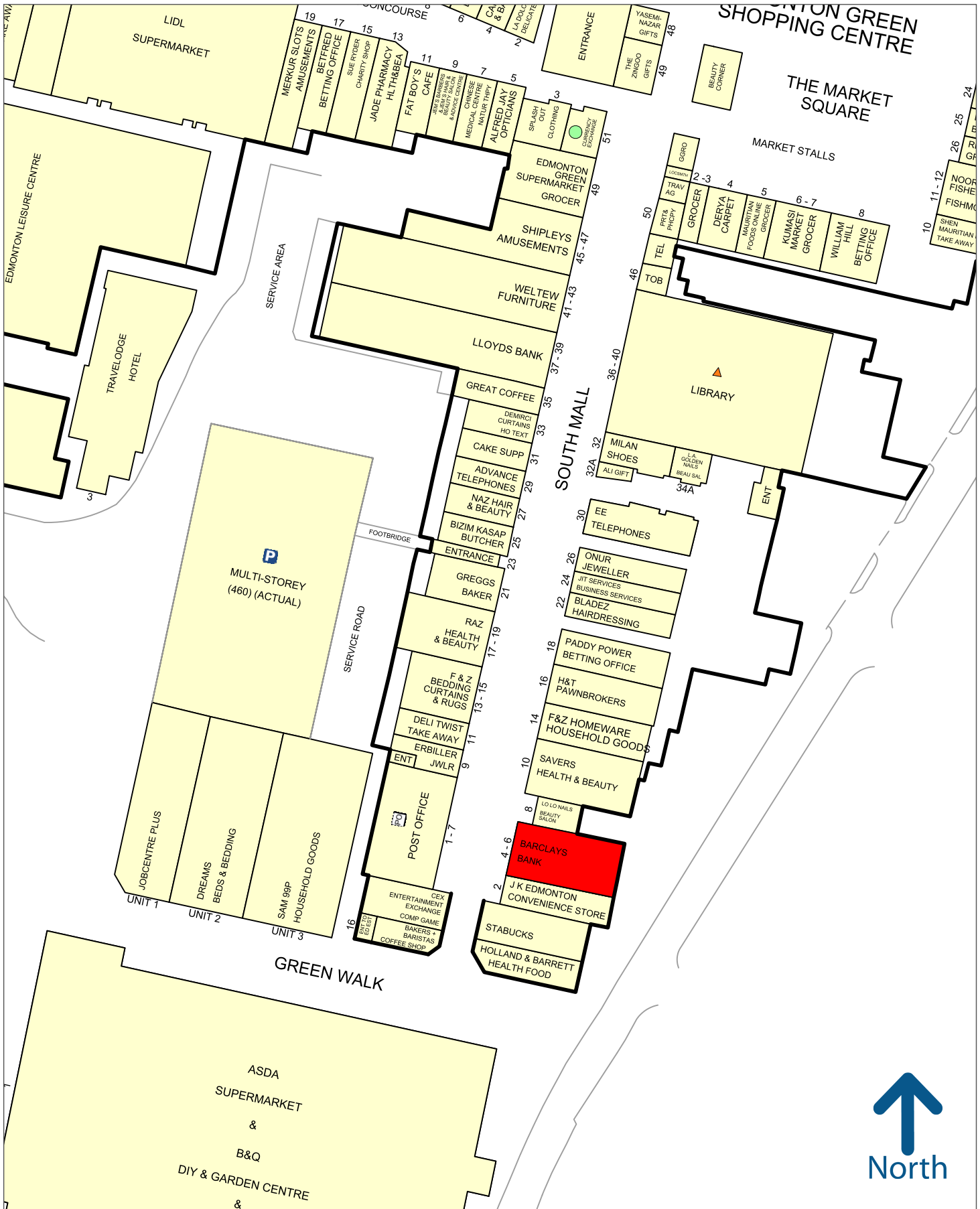
Alternatively contact our joint agents:

Callum Stephenson

07960 605300

Callum.Stephenson@gcw.co.uk

Date: September 2023



50 metres

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