

# 1a south mall

Edmonton Green Shopping Centre, N9 0TT

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## South Mall Edmonton London N9 0TT

Subject to Contract  
Revised November 2009

### LOCATION

Edmonton Green Shopping Centre comprises approx. 400,000 ft<sup>2</sup> with retailers including **Tesco**, **Boots**, **Superdrug**, **Poundland**, **Peacocks** and **Iceland**.

The extension to South Mall, along with the new West Mall units, forms part of the next phase of redevelopment at Edmonton Green. This also includes a 66,000 ft<sup>2</sup> **ASDA**, which opened in November 2008, and includes **Argos**, **Dreams** and **Sam 99** as new tenants.

### ACCOMMODATION

Provided as a shell unit, the premises provide the following approximate dimensions and gross internal areas:

|                       |              |             |
|-----------------------|--------------|-------------|
| Gross Frontage        | 24 ft 9 ins  | 7.54 m      |
| Internal Width (max.) | 26 ft 10 ins | 8.18 m      |
| Shop Depth (max.)     | 58 ft 9 ins  | 17.90 m     |
| Ground Floor          | 1,526 sq ft  | 141.82 sq m |
| First Floor           | 2,916 sq ft  | 271.00 sq m |

### LEASE TERMS

A new 10 effective FRI lease, subject to five yearly upward only rent reviews

### RENT

£55,000 per annum exclusive

### SERVICE CHARGE

The premises will be liable for service charge. Further information is available upon request.

### BUSINESS RATES

Individuals are advised to make their own enquiries with the Local Authority on 020 8276 2700

### LEGAL COSTS

Each party is to be responsible for their own legal costs

### VIEWING

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