

24-32 north mall

Edmonton Green Shopping Centre, N9 0EZ



THE UK'S LEADING REGENERATION SPECIALIST



PRIME LARGE SHOP TO LET

North Mall
Edmonton
London N9 0EZ

Subject to Contract
December 2009

LOCATION

Edmonton Green Shopping Centre comprises approx. 400,000 ft² with retailers including **Argos, Boots, Superdrug, Poundland, Peacocks** and **Asda**.

The subject premises are immediate adjacent to Tesco and provide an opportunity to secure an "anchor" store at the north end of the scheme.

ACCOMMODATION

The premises provide the following approximate dimensions and gross internal areas:

Gross Frontage	89 ft 3 ins	27.20 m
Net Frontage	87 ft 3 ins	26.59 m
Internal Width	87 ft 7 ins	26.69 m
Shop Depth (max.)	204 ft 4 ins	62.28 m

Ground Floor	18,281 sq ft	1,698.98 sq m
First Floor	14,016 sq ft	1,302.60 sq m
Second Floor	295 sq ft	27.42 sq m

Alternative configurations are possible. Further information is available on request.

LEASE TERMS

A new 15 effective FRI lease, subject to five yearly upward only rent reviews

RENT

£200,000 per annum exclusive

SERVICE CHARGE

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

BUSINESS RATES

We have been verbally advised by the Local Authority that the property is assessed for business rates as follows:

Rateable Value:	£123,000
UBR (2010/11):	£0.414

Individuals are advised to verify these figures with the Local Authority on 020 8379 4766

LEGAL COSTS

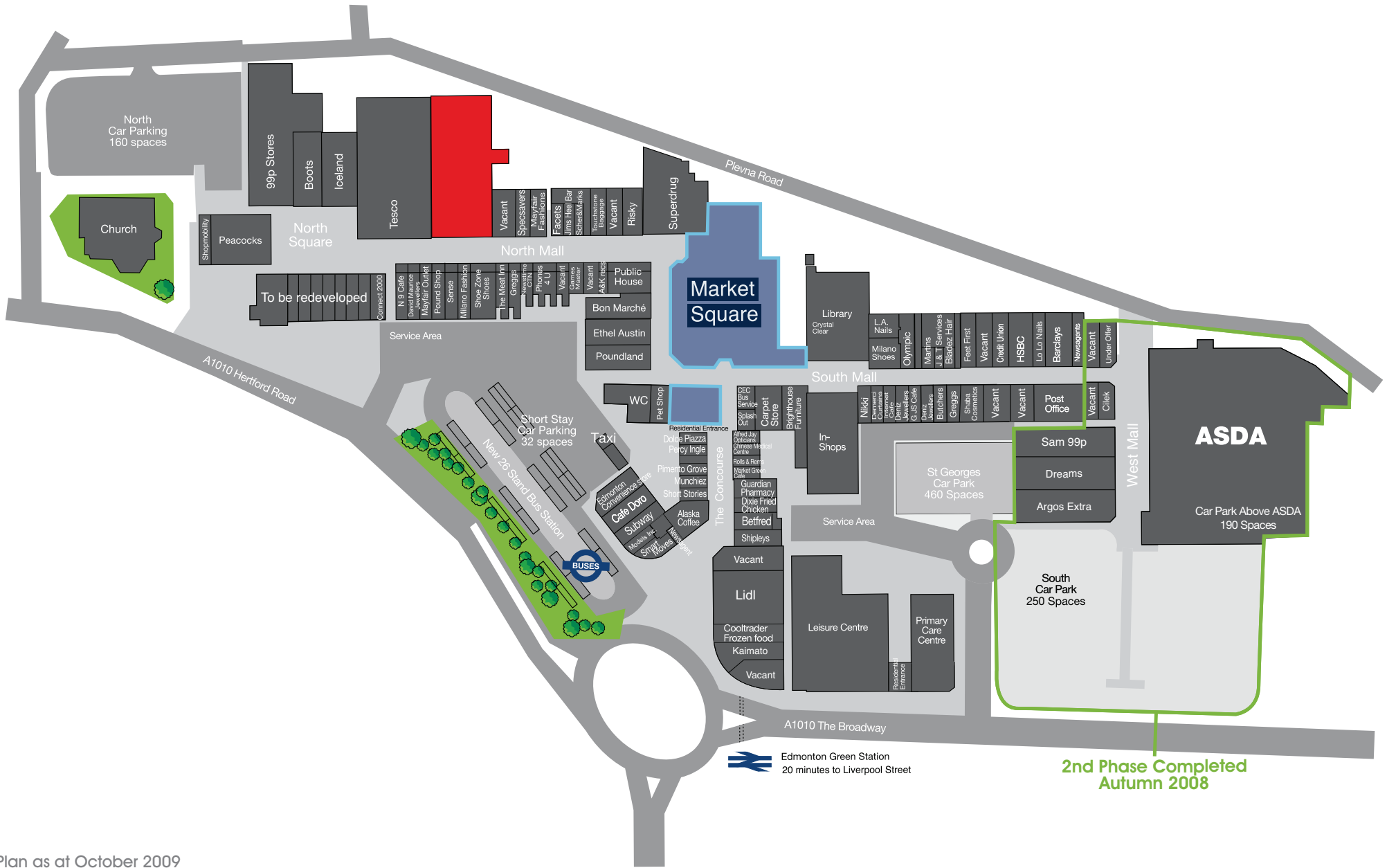
Each party is to be responsible for their own legal costs

VIEWING

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Plan as at October 2009

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy oneself as to their accuracy by one's own investigation before entering into any contract.