



**4 North Mall
Edmonton
London N9 0EH**

Subject to Contract
March 2010

LOCATION

Edmonton Green Shopping Centre comprises an approximate 400,000 ft² mixed use scheme in North London, with retailers including **ASDA, Boots, Superdrug, Poundland, Peacocks** and **Argos**.

The unit is situated in North Mall, close to the Market Square area of the shopping centre. Retailers in the near vicinity include **Poundland, Bon Marche, Risky, Specsavers** and **Shoe Zone**.

ACCOMMODATION

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

Gross Frontage	24 ft 11 ins	7.59 m
Net Frontage	23 ft 7 ins	7.19 m
Internal Width	23 ft 11 ins	7.29 m
Shop Depth	68 ft 6 ins	20.88 m
Ground Floor Sales	1,228 sq ft	114.08 sq m
Ground Floor Anc.	310 sq ft	28.80 sq m
First Floor	107 sq ft	9.94 sq m

LEASE TERMS

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

RENT

£41,500 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:	£34,000
UBR (2010/11):	£0.414

Interested parties 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

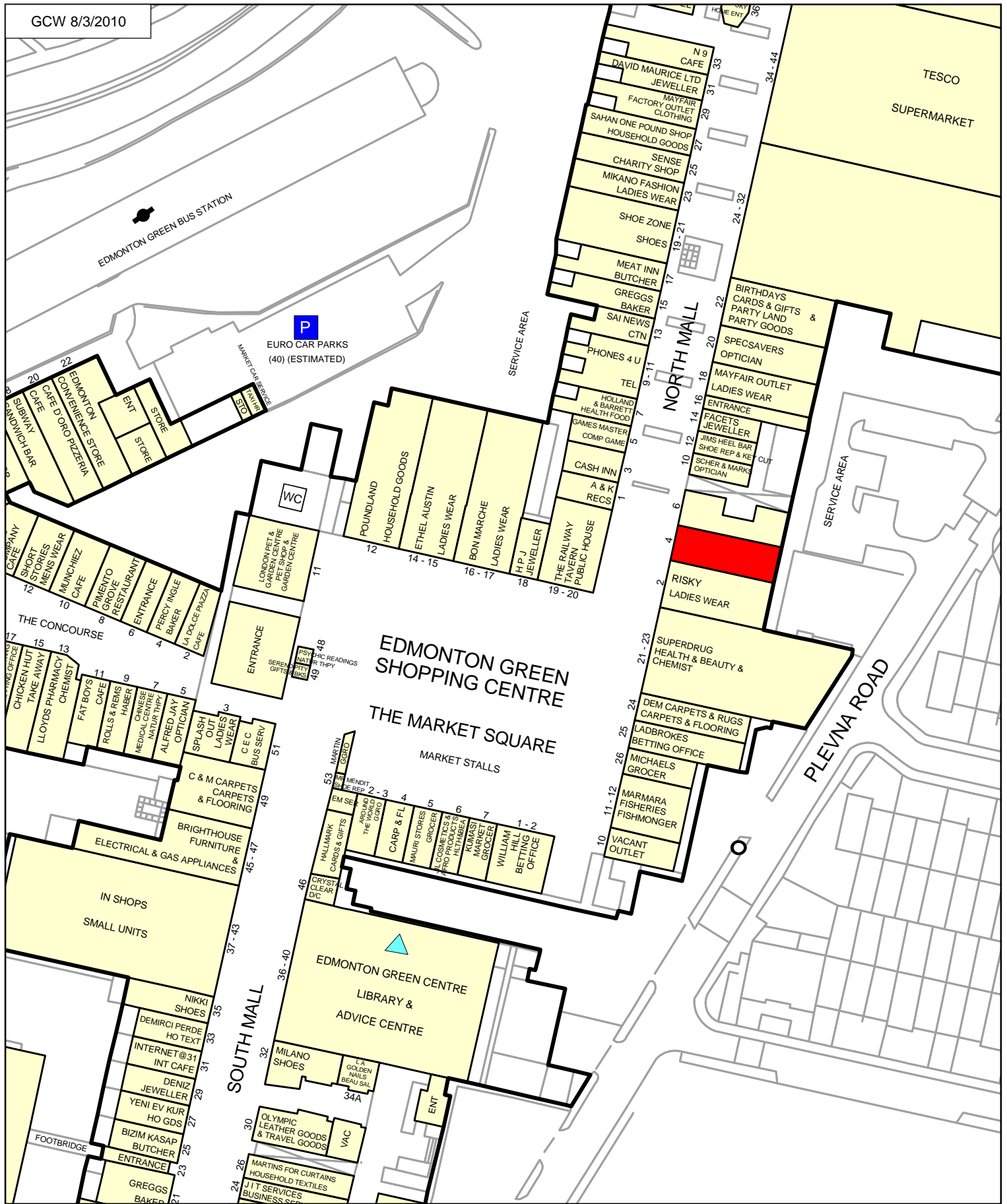
VIEWING

Chris Baker **020 7647 4819**
chris.baker@gcw.co.uk

Adam Bindman **020 7659 4822**
adam.bindman@greenpartners.co.uk



GCW 8/3/2010



50 metres

goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2009 Experian Ltd All Rights Reserved

This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2009. Licence number PU 100017316.

Mapping sourced from Ordnance Survey

For full terms & copyright conditions visit www.goadplans.co.uk

GCW
CHARTERED SURVEYORS