

# 6 north mall

Edmonton Green Shopping Centre



THE UK'S LEADING REGENERATION SPECIALIST

## Edmonton London N9 0EH

### ACCOMMODATION

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

Gross Frontage 21 ft 11 ins 6.68 m  
Net Frontage 20 ft 1 ins 6.12 m  
Internal Width 20 ft 7 ins 6.27 m  
Shop Depth 70 ft 21.34 m

Ground Floor Sales 542 sq ft 50.35 sq m  
Ground Floor (Anc.) 458 sq ft 42.55 sq m  
First Floor 80 sq ft 7.43 sq m

### LEASE TERMS

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

### RENT

£25,000 per annum exclusive

### SERVICE CHARGE

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

### LOCATION

Edmonton Green Shopping Centre comprises approx. 400,000 ft<sup>2</sup> 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 **Superdrug, Risky, Specsavers, Shoe Zone** and **Tesco**.

### BUSINESS RATES

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

Rateable Value: £24,500  
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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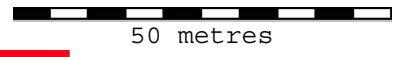
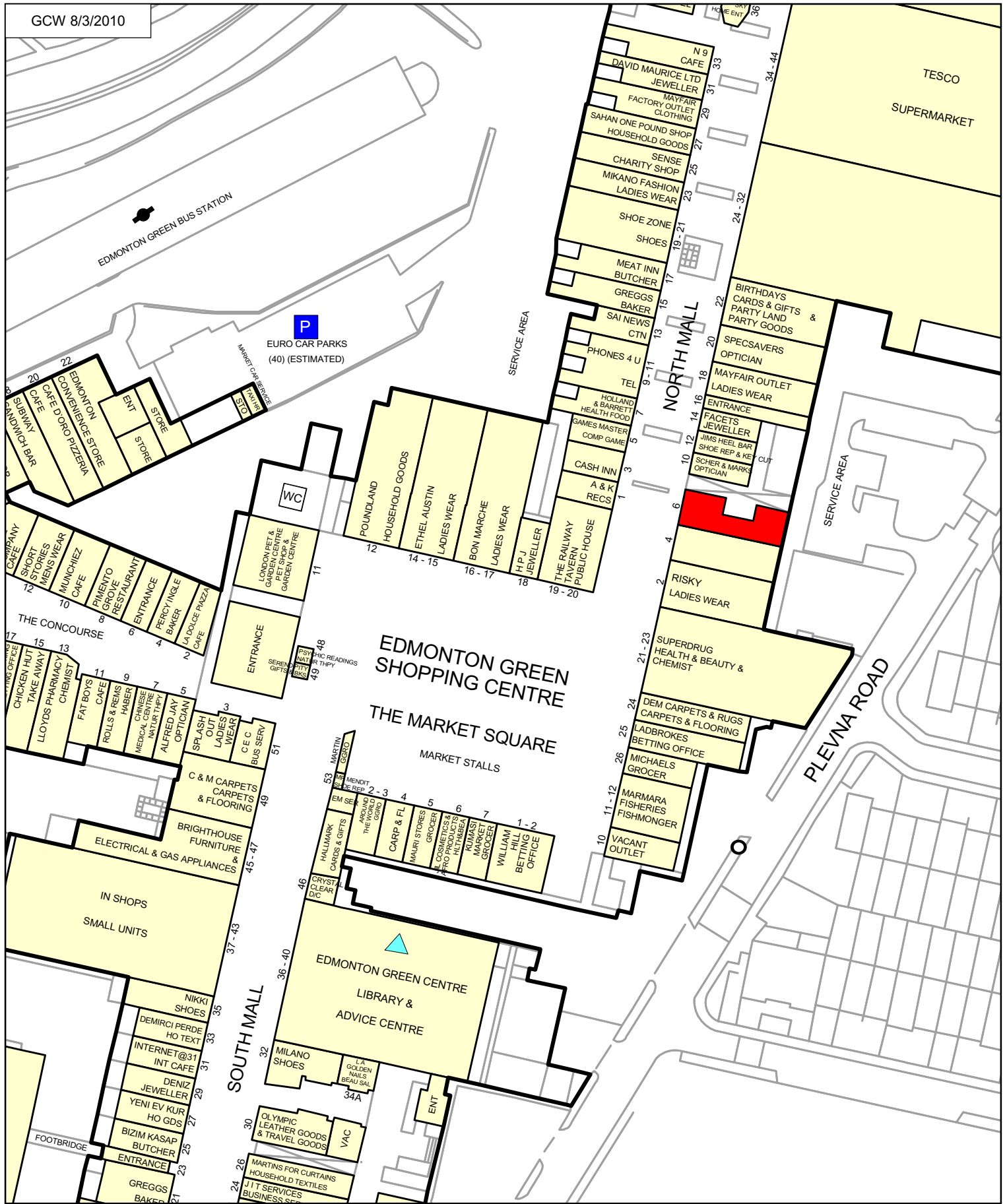
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Subject to Contract  
March 2010



GCW 8/3/2010



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