

A3 MODERN FITTED COFFEE SHOP CAFÉ WITHIN NEW SHOPPING DEVELOPMENT FOR SALE



EDMONTON GREEN SHOPPING CENTRE, LONDON, N9 CIRCA 1300 SQ.FT (120.77 SQ M)

Location: Situated in the Concourse which forms part of the newly developed section of the Edmonton Green Shopping Centre, at Fore Street, Edmonton.

Description: Situated in newly constructed premises, this recently fitted-out American style coffee shop with lofty ceilings is available for sale as a going concern. There are a number of multiples opening close by which will increase footfall as well as a large residential development and leisure centre, and Asda supermarket.

Areas: Approximately 1300 sq ft with large frontage.

Lease: Held on a 15 year Lease from January 2007 at £26,500 per annum with 5 yearly rent reviews.

Terms: Premium offers invited.

Service Charge: Approximately £800 per annum.

Business Rates: London Borough of Enfield – To be confirmed but believed to be in the region of £7,000 per annum. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing: **By appointment only via Sole Agent**