

541 Green Lanes  
Haringay  
London,  
N8 0RL

**FOR SALE**  
INVESTMENT SALE -  
NEW 999 YEAR LEASE

**Price £450,000**

Set on the busy Green Lanes,  
almost opposite its juncture with  
St Ann's Road. This part of Green  
Lanes is renowned for its local  
coffee shops and restaurants.



**Haringay**



**Paul Simon Seaton**  
Commercial & Investment

**www.psscommercial.com**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

info@psscommercial.com

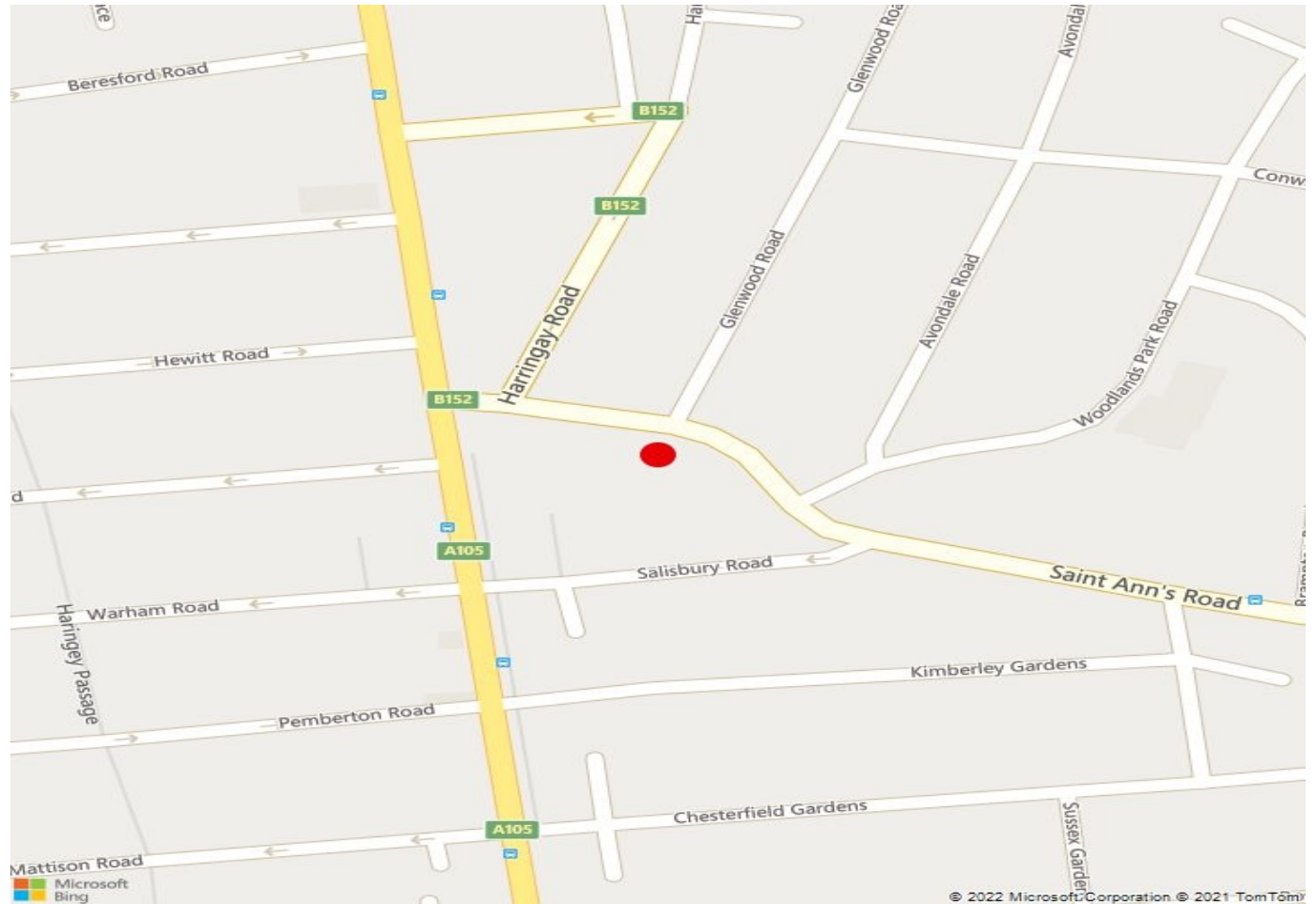
## Description

Well presented ground floor E Class unit. Approx. 525 sq.ft.

Frontage 13'8 approx. w.c to rear and kitchenette.

Rare opportunity to purchase a long leasehold, retail investment unit, in the heart of Haringay.

The unit is currently let under a Lease dated 5.4.23 for a term of 15 years at a rental of £18,000 per annum with 5 yearly rent reviews.



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## Price

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## Tenure

Leasehold - new 999 Year Lease

## Costs

Each side to bear their own legal fees.

## Rates

Rateable value - £14,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

## EPC

Energy Rating D - Valid until 16.3.24

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the sale price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners agents Paul Simon Seaton Commercial 020 88 00 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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