

83 Bounces Road
Edmonton
London,
N9 8LD

FOR SALE

Freehold Shop and
Upper Parts for Sale
Offers in the region
of £565,000

Offers in the region of
£565,000

Set on Bounces Road, close to
Hertford Road and the A1055.
Edmonton Green Underground
Station a short distance away.



Edmonton



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

Rare opportunity to acquire a shop and upper parts, redeveloped to a good standard.
Ground Floor - vacant 1000 sq.ft. approx.
Uppers - larger than average 2 bedroom flat over 2 floors with separate kitchen and living room, currently let on AST for 12 months from 1.8.22 at a rental of £1200 pcm
Rear yard/garden that could provide development potential subject to planning

Price

Offers in the region of £565,000

Tenure

Freehold

Costs

Each side to be responsible for their own legal costs.

Rates

Rateable value - £5,200 (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

Ground Energy Rating F - Valid until 7.3.25
Upper Energy Rating B - Valid until 2032

VAT

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

Viewing

Via the owners agents PSS Commercial.

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.



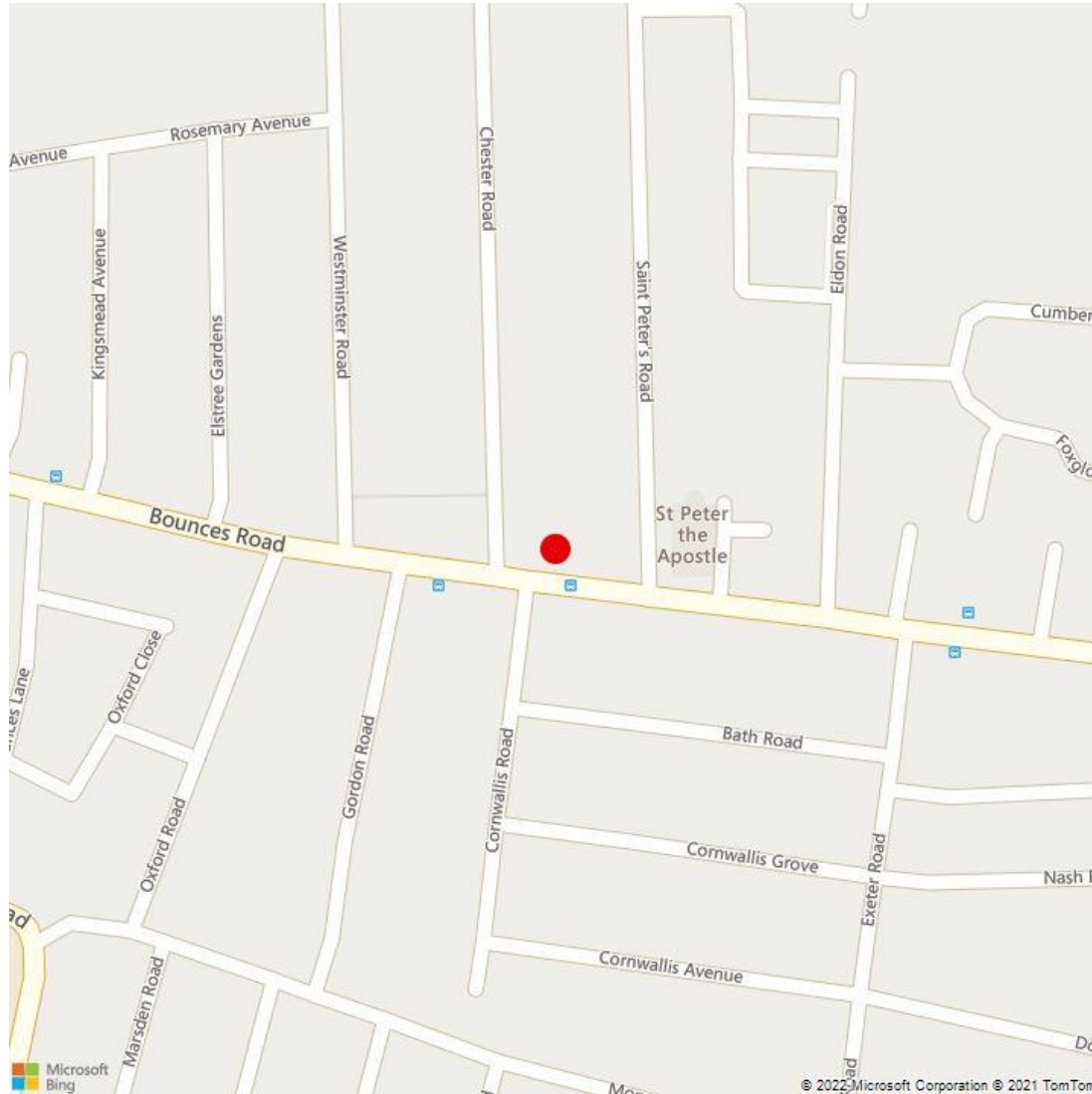
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