

22 Crouch End Hill  
Crouch End  
London,  
N8 8AA

## FOR SALE

By way of Private Treaty  
Sale \*\*No direct approach  
as staff unaware of sale\*\*

### Price £525,000

Set on Crouch End Hill itself next to Toni & Guy and within the same parade as Tootoo Moo and the Tanning Shop. Crouch End is a leafy urban village, famed for its mix of local and national retailers, as well as its eateries.



# Crouch End



**Paul Simon Seaton**  
Commercial & Investment

[www.psscommercial.com](http://www.psscommercial.com)

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

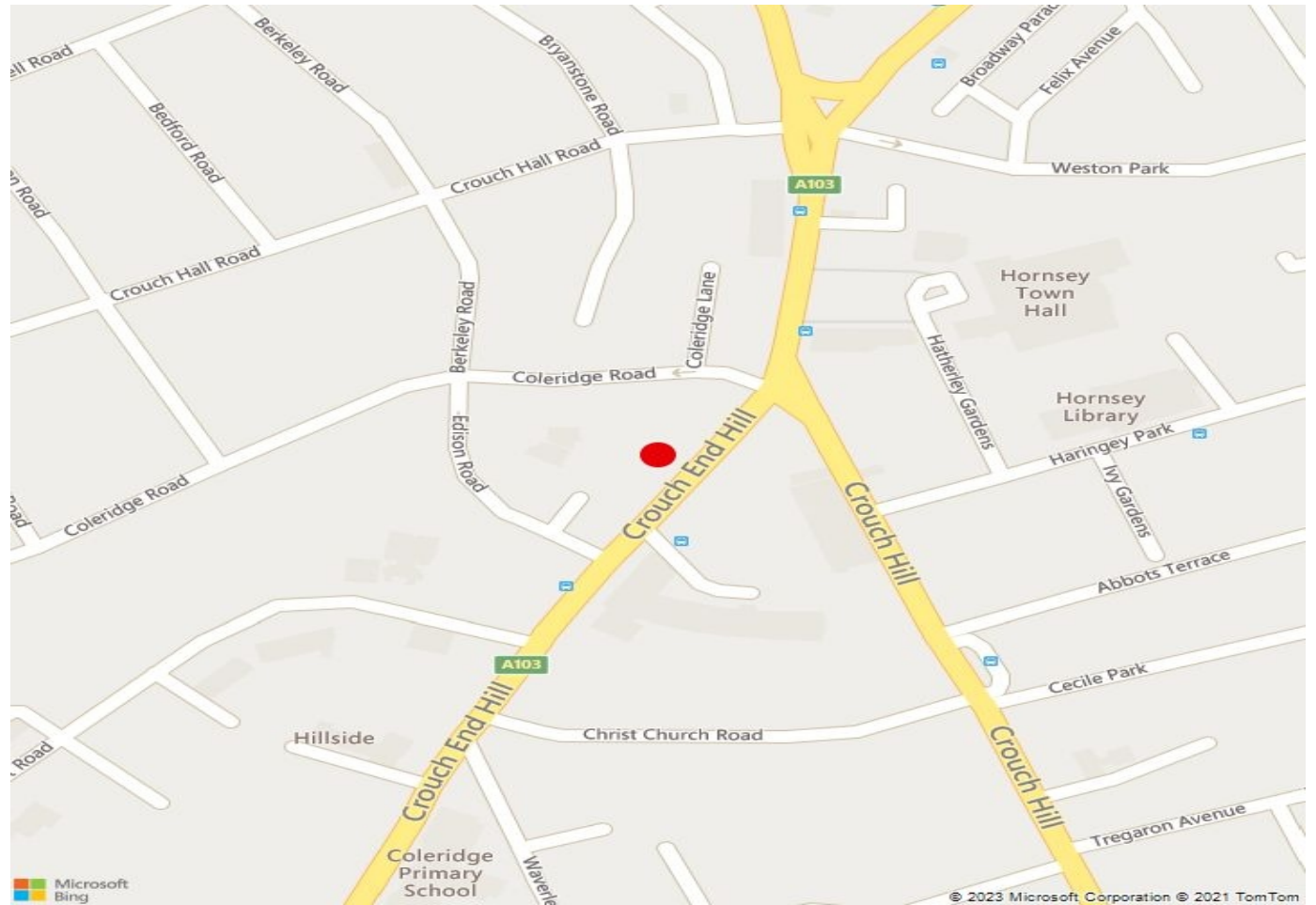
**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Well presented ground floor unit. Frontage 15'6" providing approx. 700 sq.ft GIA. Unexpired Lease term tba

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## Price

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## Tenure

Virtual Freehold Retail Unit

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## Viewing

Via the owners sole agents PSS Commercial.

## Rates

Rateable value - £22,000 (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

Available upon request

## 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.

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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