

117-119 Bounds Green  
Road  
Bounds Green  
London,  
N11 2PP

## FOR SALE

Ladbrokes Investment For  
Sale by way of Private  
Treaty

### Price £450,000

The property is well located  
being close to local amenities  
and within a stones throw of  
both Bounds Green Station  
(Piccadilly Line, Zone 3) and  
Bowes Park Overground  
(Moorgate branch). There are  
also great road and bus links too.



**Paul Simon Seaton**  
Commercial & Investment

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

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

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## Description

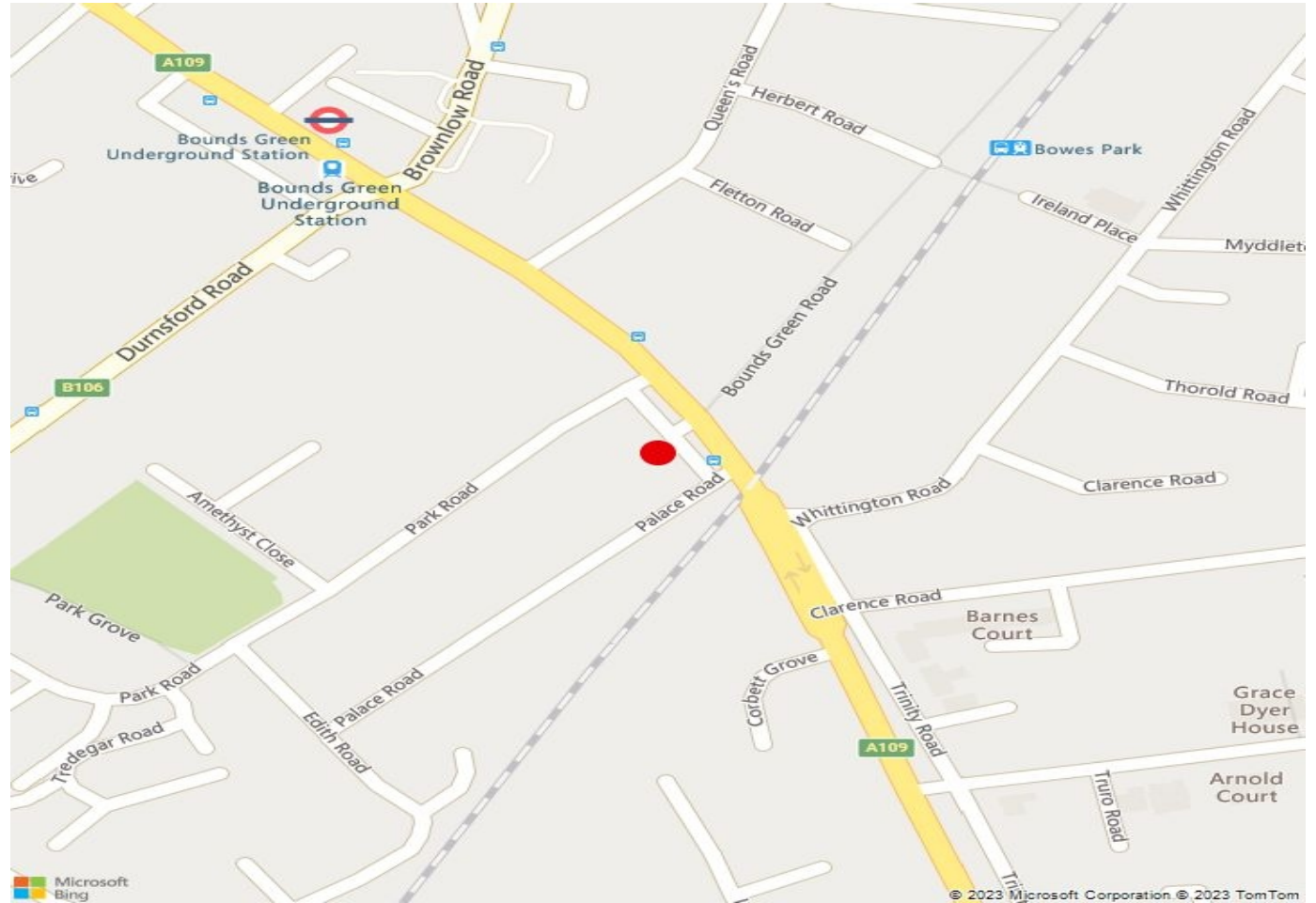
The subject property comprises two shops and upper parts, four storey with rear yard approx. 906 sq.ft.

The uppers are 2 flats sold off on long leases:-

117a - 125 years from 2002

119a & b - 189 years from 1987, both at a peppercorn ground rent.

The retail unit is occupied by Ladbrokes by way of a lease dated 1st July 2014 for a term of 15 years. There is a tenant only break clause on 24th June 2024 with 6 month's prior notice, the passing rent is £27,550 per annum. The unit is approximately 906 sq.ft.



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## Tenure

Freehold by way of two Titles

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## EPC

Energy Rating D

## 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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