

440 Hertford Road
Edmonton
London
N9 8AB

FOR SALE - Freehold Shop & Upper

Offers in the region of
£480,000

Set on Hertford Road close to the
junction with St Alphege Road and
Bedford Road. The nearest station
being Ponders End National Rail.



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

Traditional shop and upper parts.

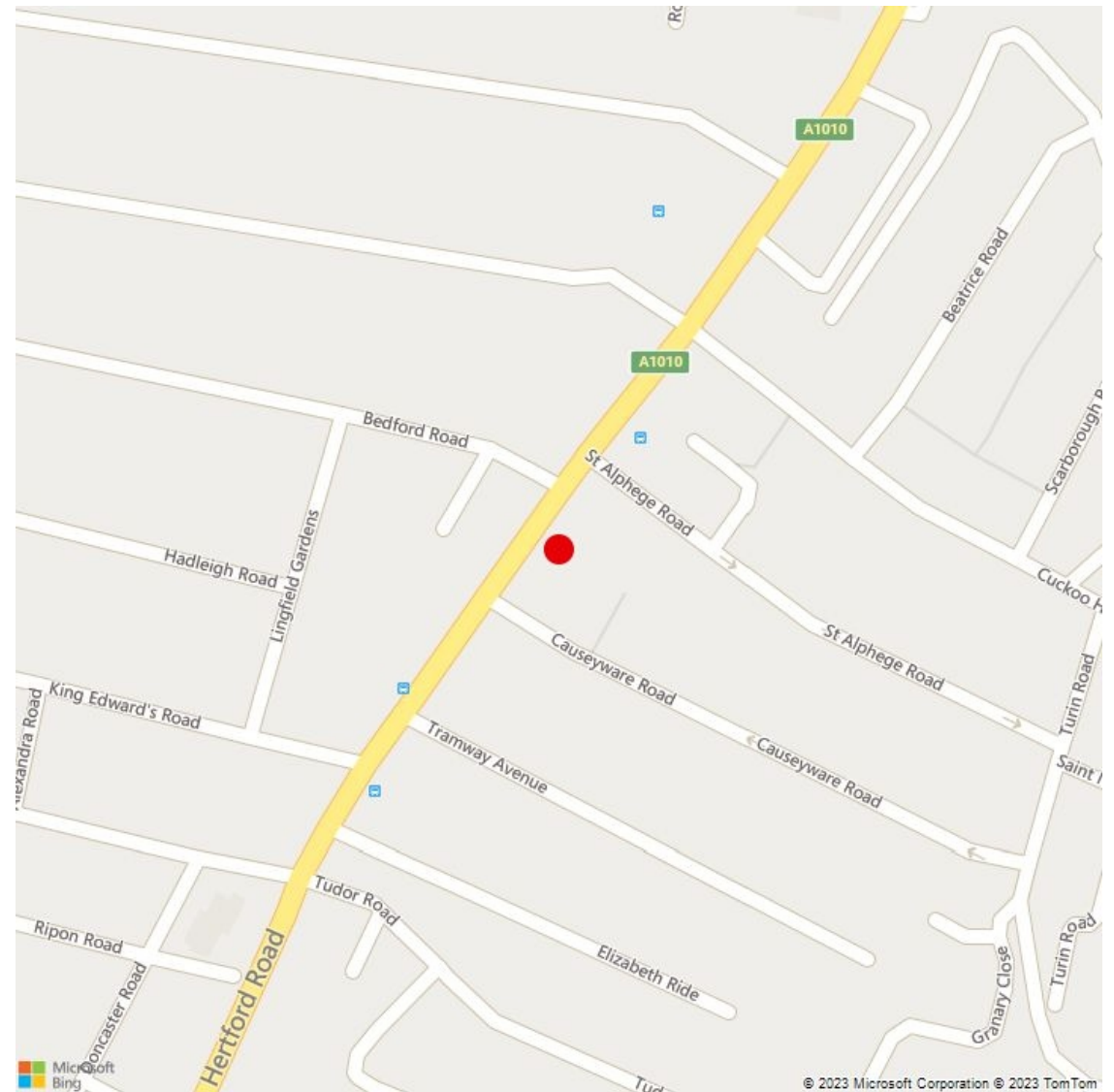
Ground Floor frontage 15'7 approx. 560 sq.ft. approx.gross internal area, previously used as a clinic. Part glazed frontage with small front garden. Divided into various rooms. Garden to rear plus rear access.

The upper parts are accessed via a covered passageway to the side.

Wrought iron stairs to first floor flat approx. 625 sq.ft.

Entrance door into kitchen, access to the bathroom, large living room with access onto 2 bedrooms. Subject to the necessary consent, the flat may be able to be altered to provide a 3 bedroom flat.

Sold with full vacant possession.



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Price

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EPC

Energy Rating E - Valid until July 2032

Tenure

Freehold

Legal Costs

Each side to bear their own legal fees.



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Rates

Rateable value - £10,500 (as taken from Gov.uk)

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

Flat - Council Tax Band C

Please refer to the Local Authority for more information on rates

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 sole 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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