

12 Broadway Parade  
Crouch End  
London  
N8 9DE

# For Sale - Shop & Upper Parts

**Price £1,425,000**

Located on Broadway Parade within a mixed use parade between Elder Avenue and Weston Park. Within close proximity to Crouch End's famous Clock Tower, various local and national businesses. Hornsey Station is also nearby.



# *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

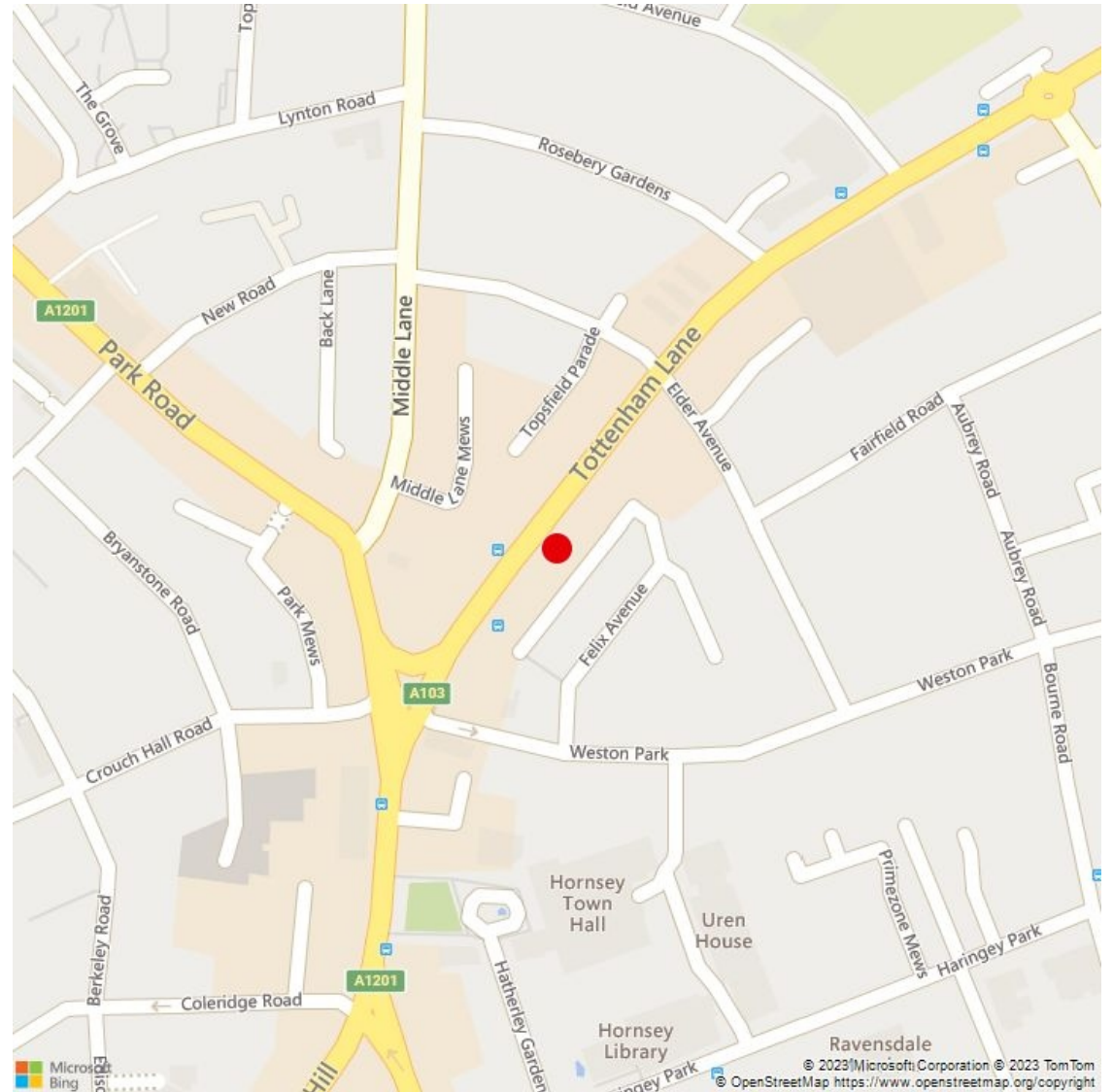
Larger than average shop and upper parts.

Ground floor let to Clive James (Investments) Ltd, trading as Winkworths. Lease dated 23.7.15 for a period of 20 years with remaining reviews in 2025 and 2030. Current rent is £36,000 per annum.

The uppers are currently divided into two flats, accessed from the front of the building.

First floor a 1 bedroom, 1 bathroom of approx. 546 sq.ft. let on an AST from 3.6.23 at a rent of £1,465 pcm

The second and third floors are occupied by a split level apartment of 3 bedrooms and 1 bathroom of approx. 705 sq.ft, let on an AST from 30.10.23 at a rent of £ 2,400 pcm



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## Price

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## EPC

1st Floor - Energy Rating D - valid until 18.4.33

2nd & 3rd Fl - Energy Rating D - valid until 14.10.33



## Tenure

Freehold

## Legal Costs

Each side to bear both sides reasonable related legal costs.



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## Rates

Rateable value - £30,000 (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

1st Floor - Council Tax Band C

2nd Floor Council Tax: Band C

## 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 020 8800 4321 - Nicholas Seaton  
Hornsey Agencies 0208 8348 1111 - Dino Capsalis

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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