

**134 Crouch Hill  
Crouch End  
London,  
N8 9DX**

**FOR SALE**

**Freehold Investment  
Shop & Uppers**

**Price £320,000**

The property is located on Crouch Hill (A1201) close to Haringey Park and within walking distance from Highgate Underground Station and Crouch Hill Railway Station.



***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**

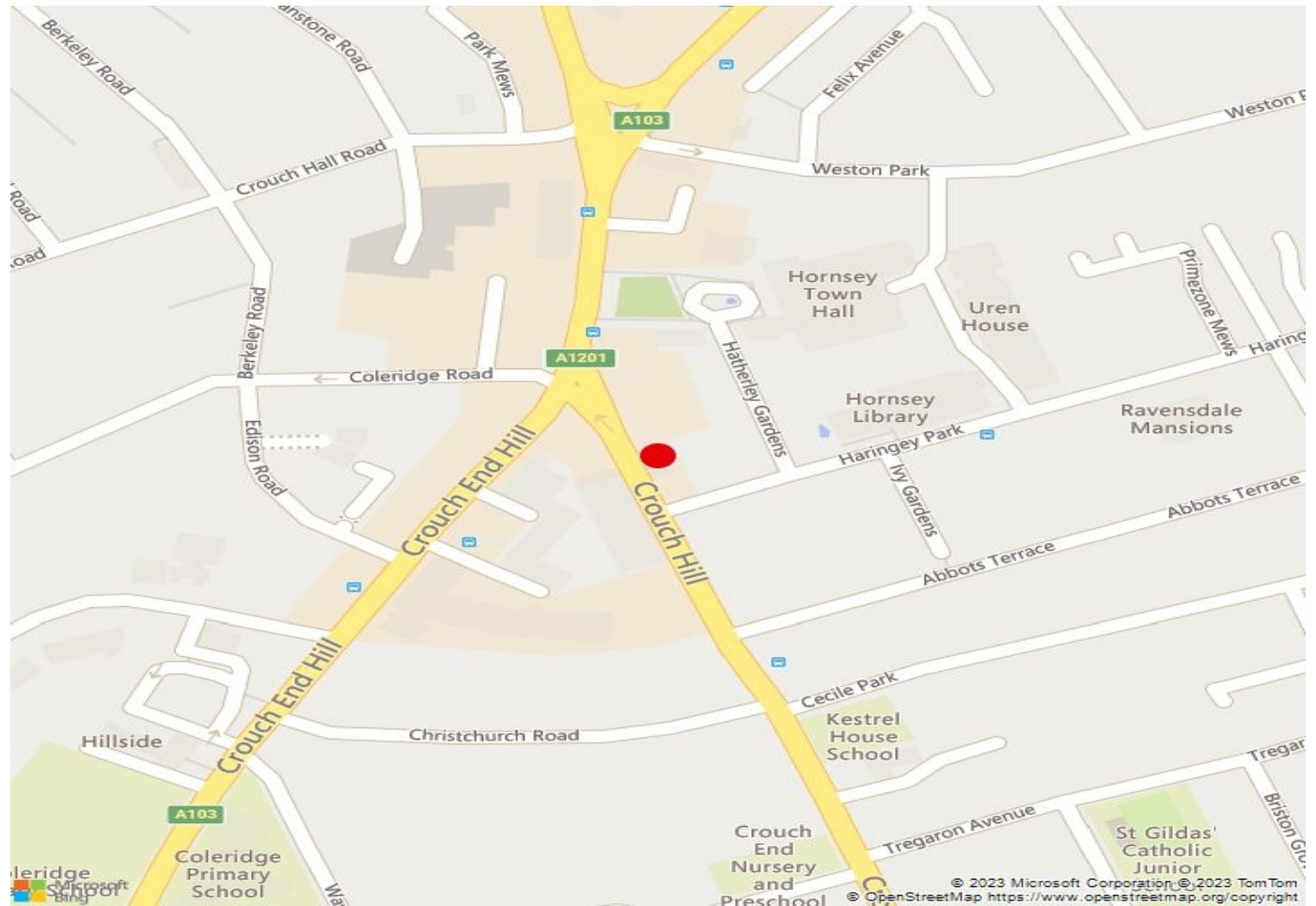
[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Ground floor lock up shop investment.

Ground floor let on a lease dated 11th January 2023 at a rent of £21,500 in the first year, rising to £22,000 per annum in the second year to an individual for 12 years with 4 yearly rent reviews and a tenant break in the 6th year. A copy of the lease is available.

The uppers are a maisonette sold off by way of a new 999 year lease.



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## Price

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## Tenure

Freehold

## Costs

Each side to bear their own legal fees

## Rates

Rateable value - £ 14,000 (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

Energy Rating D - Valid until April 2033

## VAT

We await the VAT status of the building

## 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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