

68 Highgate High Street
Highgate
London
N6 5HX

Freehold Shop & Uppers For Sale

Offers in excess of £560,000

Set on Highgate High Street in a prominent position within the heart of the village. The high street has a healthy mix of local and national traders.

Highgate Underground Station is approximately 0.5 mile away with the bus terminal almost opposite the subject property



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

Rare opportunity to purchase a freehold shop and upper parts in the heart of the village. The property is Grade II listed No. 1079232

The ground floor will be vacant frontage 13'6 providing approx. 837 sq.ft GIA.

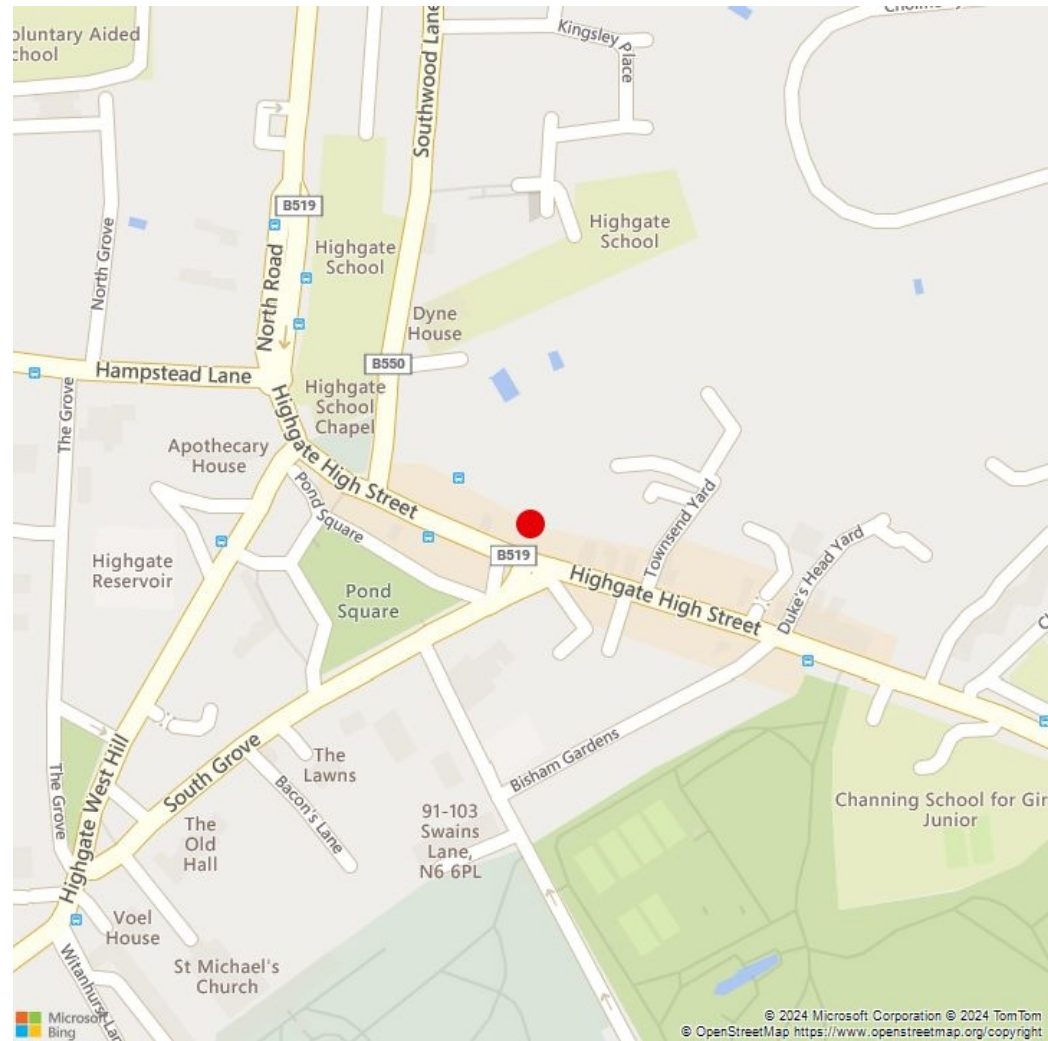
Basement via a hatch

There is also a small rear yard as well as a restricted height area suitable for additional storage, kitchen and w.c to rear.

The upper parts are sold off by way of a long lease of 150 years from 25.12.95.

Ground Rent of £100 for the first 10 years of the term, thereafter rising every 10 years by 10% of the ground rent payable immediately prior to the expiration of the relevant period of 10 years.

Benefits traditional wood and glazed frontage, wooden flooring to retail area



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Price

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EPC

Energy Rating D - Valid until October 2030

Tenure

Freehold

Legal Costs

Each side to bear their own legal fees



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Rates

Rateable value - £30,500 (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

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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