

71 Bounces Road  
Edmonton  
London  
N9 8JE

Freehold Shop &  
Upper For Sale

Offers in excess of  
£430,000

Set on Bounces Road, close to  
Hertford Road and the A1055.

Edmonton Green Underground  
Station is a short distance away.



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

Traditional shop and upper part.

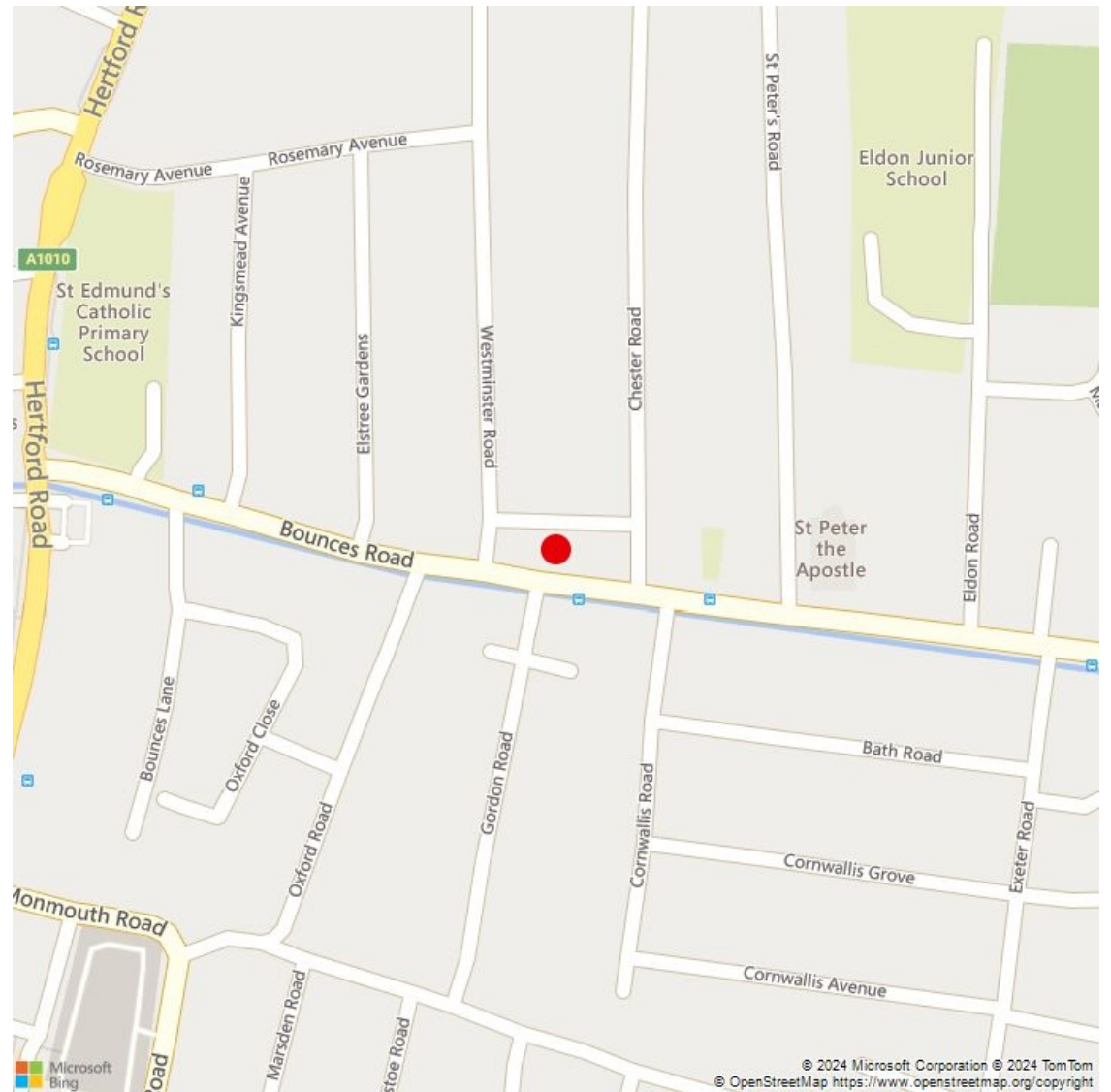
Ground floor former Undertakers, frontage 11'4 approx. Retail area of 304 sq.ft. approx with ancillary space of 880 sq.ft. approx.

Roller shutter to rear, service road provides access to Chester Road.

There is also a roller shutter from the communal hallway to the ancillary ground floor space.

The upper parts are a good sized 1 bedroom flat. It consists a bedroom to rear, bathroom, good sized open plan kitchen to hallway, reception room across the front of the building.

Currently let on a rolling contract at £1,050 pcm



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## Price

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## EPC

Shop Energy Rating D - Valid Until 2029

Flat Energy Rating E - Valid until 2029



## Tenure

Freehold

## Legal Costs

Each Side to bear their own legal fees



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## Rates

Rateable value - £9800 (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

Flat - Council Tax B

## 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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