

82 Aldermans Hill
Palmers Green
London
N13 4PP

For Sale Shop & Uppers of
interest to investors,
developers, owner
occupiers

Offers in excess of
£1,000,000

Situated on Aldermans Hill a busy
mixed use parade, close to
Southgate Green, overlooking
Broomfield Park with views over
the London skyline. Palmers Green
overground station a short walk
away.



Palmers Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

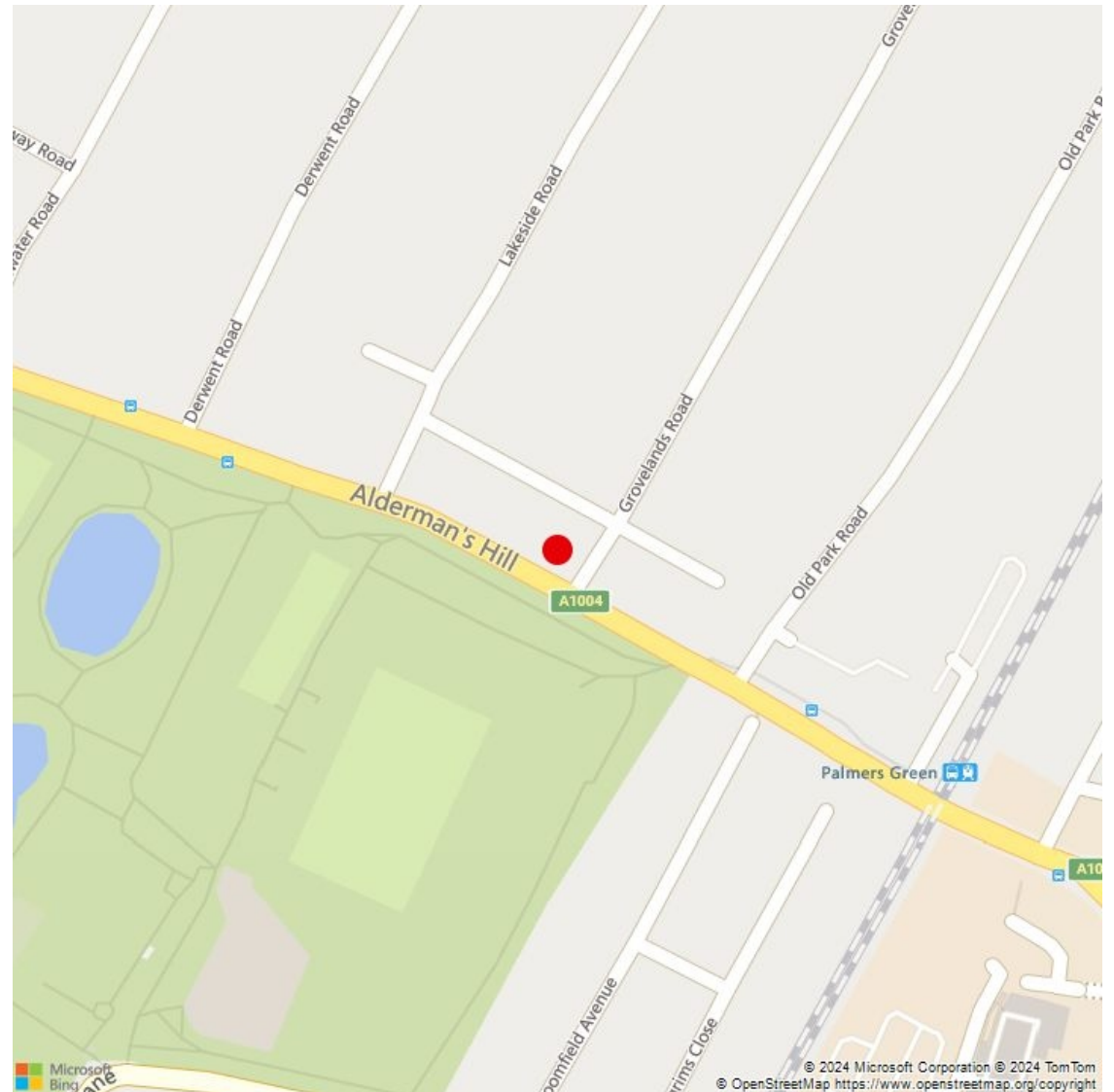
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Freehold building set over ground, first and second floor. Well established restaurant with 2 flats above which are accessed from the rear.
Ground floor restaurant area 1851 sq ft approx.
Garage at rear of building 369 sq.ft. approx.
First Floor Flat 2 bedrooms, reception, shower/w.c and kitchen - 657 sq.ft. approx. Rent paid on a room by room basis
Second Floor Flat 3 bedrooms, kitchen/reception, bathroom/w.c - 741 sq.ft. approx.
Plans Available on request. Building will be sold subject to vacant possession.
Title Numbers: MX253897 and EGL159207



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Price

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EPC

Shop - Energy Rating B - Valid Until 2034

Flats - Energy Rating D - Valid until 2032

Tenure

Freehold

Legal Costs

Each side to bear their own legal fees



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Rates

Rateable value - £ 20,750 (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 82a - Council Tax C

Flat 82b - Council Tax 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 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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