

**Onslow Parade
12 Hampden Square
Southgate
London,
N14 5JN**

FOR SALE

Freehold For Sale

Guide price £299,950

Set on Onslow Parade, Hampden Square, Southgate, close to the roundabout which links Osidge Lane, Hampden Way and Brookside South.

Multiples include Domino's Pizza and Tesco Express together with a wide variety of independent retailers.



Southgate



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

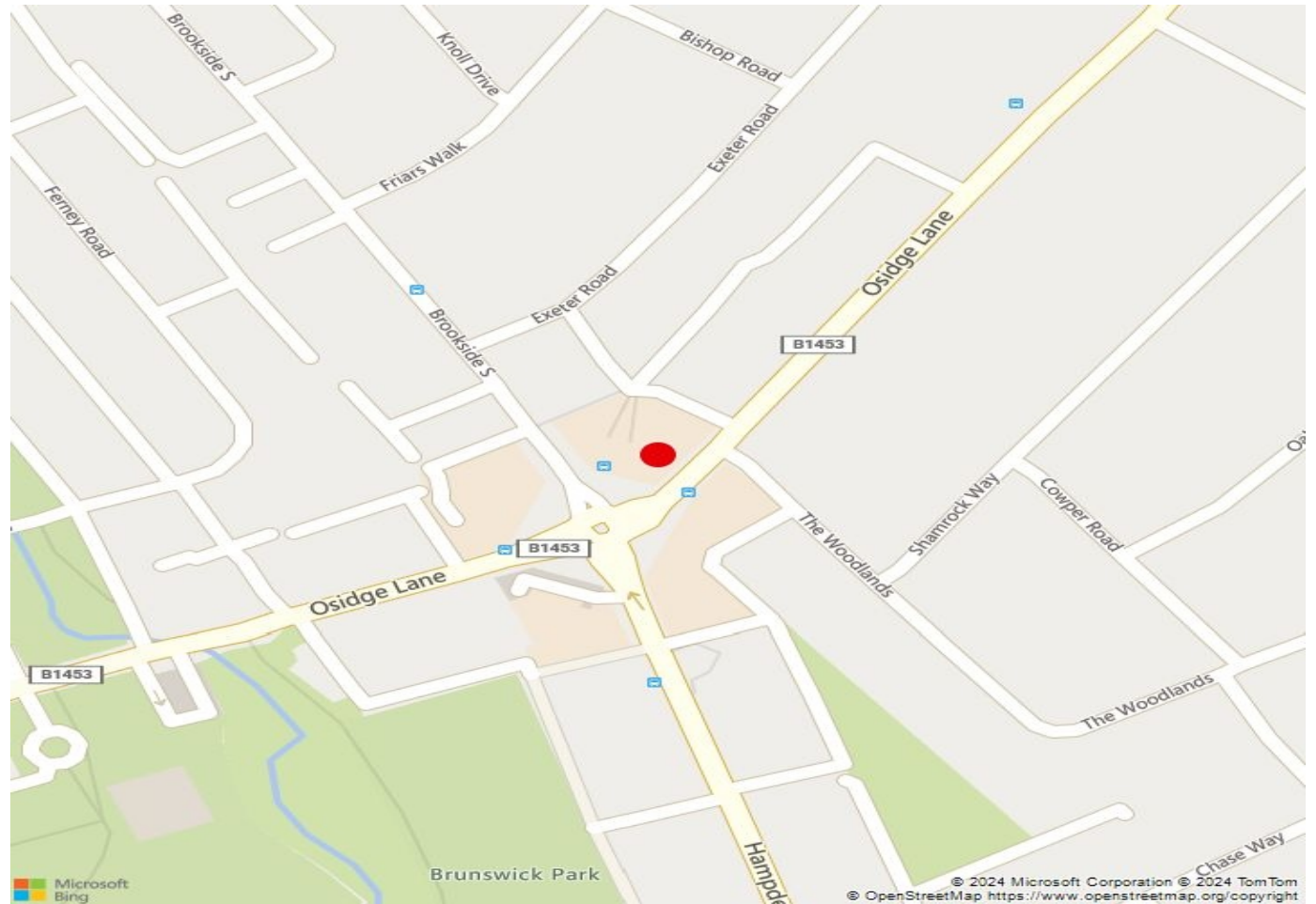
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Freehold retail investment for sale. Ground Floor shop let on 10 year lease from 2022 at £24,500 pa. Maisonette sold on 999 year lease with peppercorn ground rent.



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Price

£299,950

Tenure

By way of new FR and I Lease

Costs

Each side to be responsible for their own legal costs

Viewing

Via the owners agents PSS Commercial.

Rates

Rateable value - £10,000 (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 C - Valid until 2029

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.

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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