

Palace Gates Mews  
The Campsbourne  
Crouch End  
London  
N8 7PN

**Freehold Investment For Sale**

**Price £1,950,000**

Set on The Campsbourne just off Hornsey High Street conveniently located for shops and Hornsey Train Station, giving easy access to Central London. Both Priory and Alexandra Parks are a short walk away. Hornsey High Street has a good mix of shops and restaurants. Crouch End is close by.



**Crouch End**



**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

Palace Gates Mews was originally constructed as 7 commercial live/work units in the 1990's with associated central parking. We are selling the freehold of the site and the adjoining development of Audora Court. Audora Court produces an annual ground rent of £100 per annum. Palace Gates Mews is as follows.

Units 1 & 2 sold on a virtual freehold basis, originally 999 years at a ground rent of £100 per unit per year including 3 parking spaces. They contribute to insurance and maintenance.

Unit 3 - sold off on a virtual freehold basis (999 years) £100 ground rent and contributions towards insurance and maintenance.

Unit 4 - sold on a long lease to the vendor in an individual name. The unit has been converted into 3 flats.

4a ground floor, approx. 33 sq.m. currently let at £11,775 per annum.

4b first floor 33 sq.m approx. currently let at £12,075 per annum.

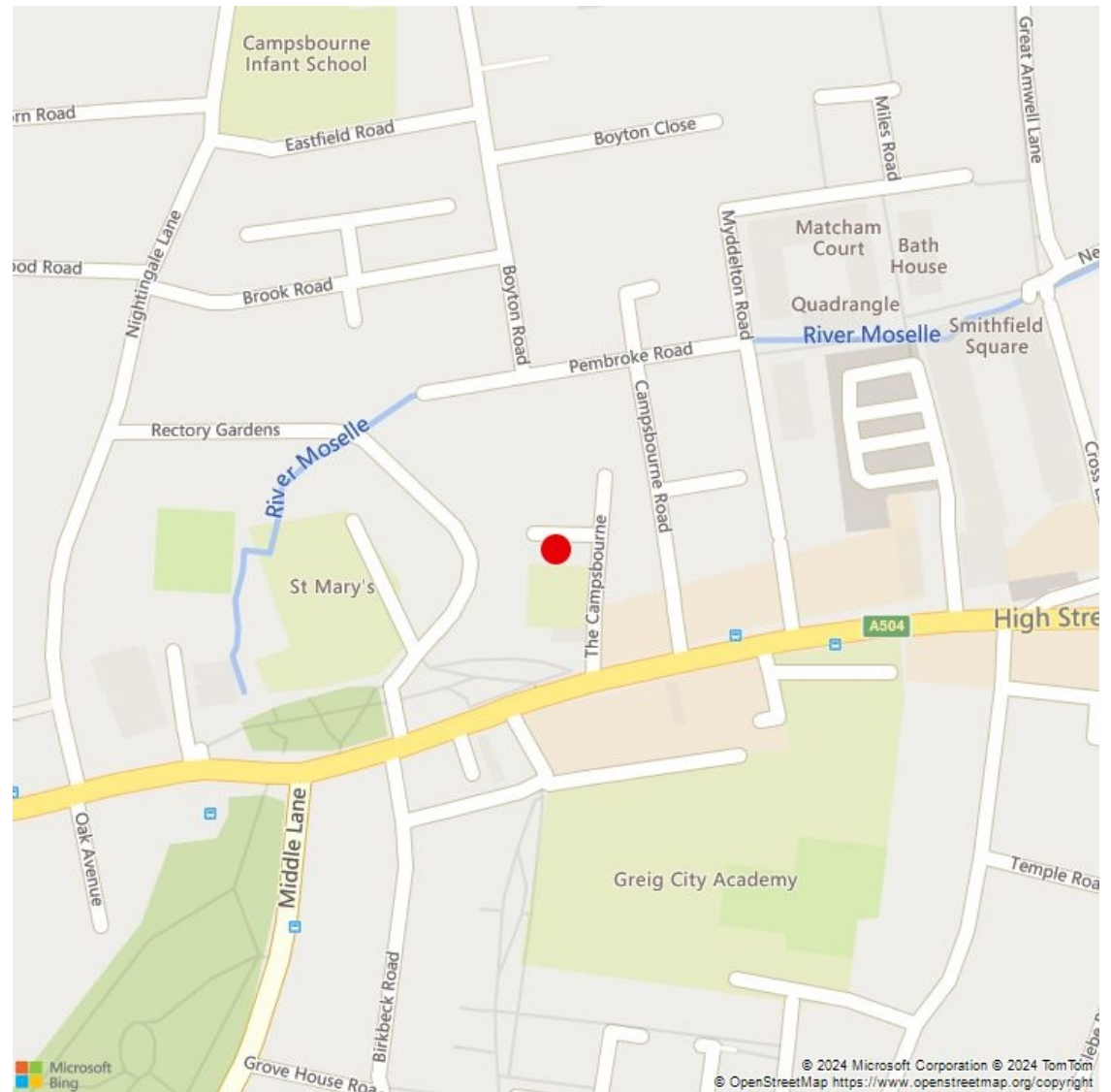
4c is a larger flat over 2nd and 3rd floors approx. 45 sq.m, currently let at £15,050 per annum. Unit 4 benefits from 2 parking spaces.

Unit 5 - This unit is again developed to mirror unit 4 although the rental income is:-

5a - £10,800 pa. 5b - £11,850 pa. 5c - £15,512.87 pa

Unit 6 - Flat A and B are sold off on long leases of 125 years. They pay a service charge and have the parking within the undercroft.

6c is a flat of 28 sq.m. approx. producing £8,891.89 pa. Thus the investment income equates to approximately £86,000 per annum



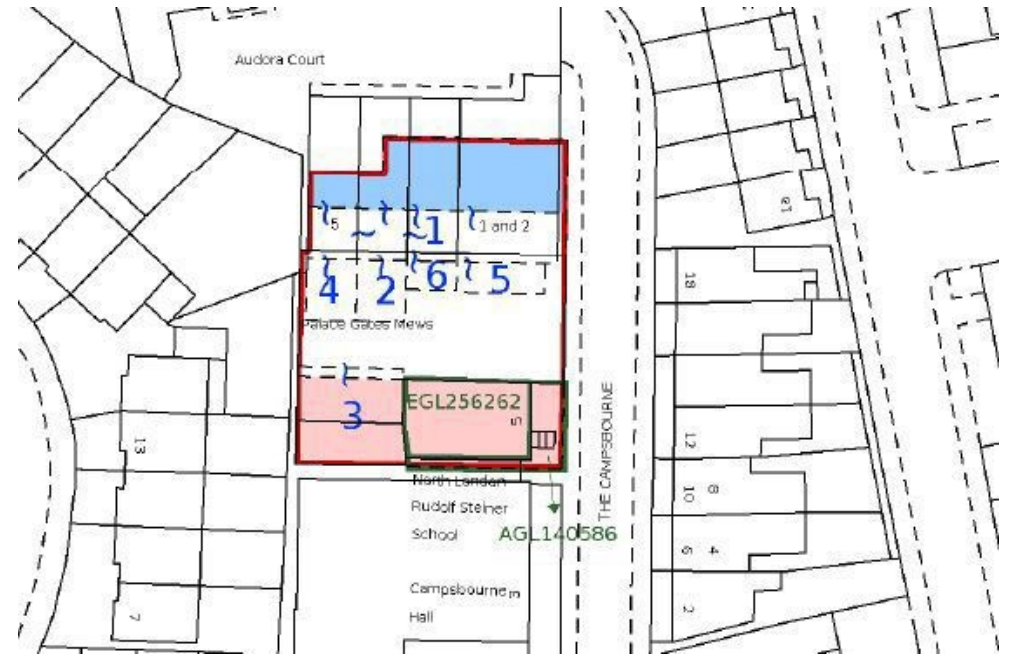
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## Price

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## Tenure

Freehold

## Legal Costs

Each side to bear their own legal costs.



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## Rates

Council Tax Bands

4a - B, 4b - B, 4c - C, 5a - B, 5b - B, 5c - C, 6a - C, 6b - D, 6c - B

## EPC

4a - Energy Rating D, 4b - Energy Rating C, 4c - Energy Rating D, 5a - Energy Rating

E, 5b - Energy Rating D, 5c - Energy Rating E

6a - Energy Rating C, 6b - Energy Rating C, 6c, Energy Rating E

## 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 020 8800 4321

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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