

134 Crouch Hill
Crouch End
London,
N8 9DX

FOR SALE

**Freehold Shop and
Upper**

Price £850,000

The property is located on Crouch Hill (A1201) close to Haringey Park and within walking distance from Highgate Underground Station and Crouch Hill Railway Station.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

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Description

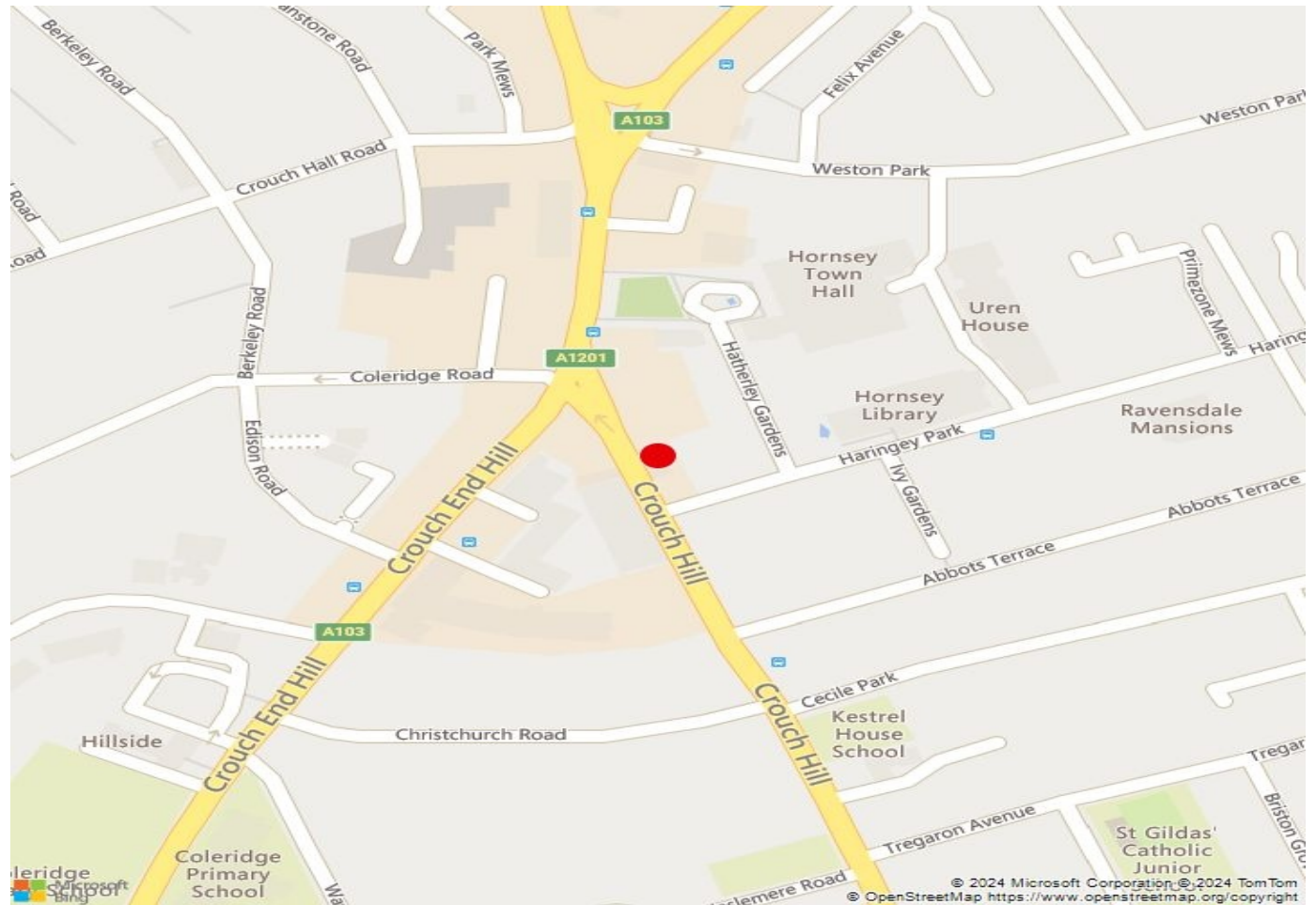
Ground floor lock up shop with residential upper parts

Ground floor let on a lease dated 11th January 2023 at a rent of £21,500 in the first year, rising to £22,000 per annum in the second year to an individual for 12 years with 4 yearly rent reviews and a tenant break in the 6th year. A copy of the lease is available.

The uppers parts are a very well presented 2 bedroom maisonette.

Ground floor own entrance door leading up to first floor, lounge living room across the front of the building, Kitchen and bathroom.

The stairs continue up to the second floor where the 2 bedrooms can be found. The maisonette is currently let at £1900 pcm. Plans available



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Tenure

Freehold

Costs

Each side to bear their own legal fees

Rates

Rateable value - £ 14,000 (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.

Flat - Council Tax Band D

EPC

Shop Energy Rating D - Valid until April 2033

Flat Energy Rating D - Valid until 2030

VAT

We await the VAT status of the building

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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