

45 Roman Way
Holloway
London
N7 8XF

**For Sale Long
Leasehold 999 years
from 2007**

**For Long Leasehold
£290,000**

Set on Roman Way parallel to Caledonian Road and connects to the north with Caledonian Road underground station (Piccadilly line) and to the south with Caledonian Road & Barnsbury main line train station.



Holloway



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

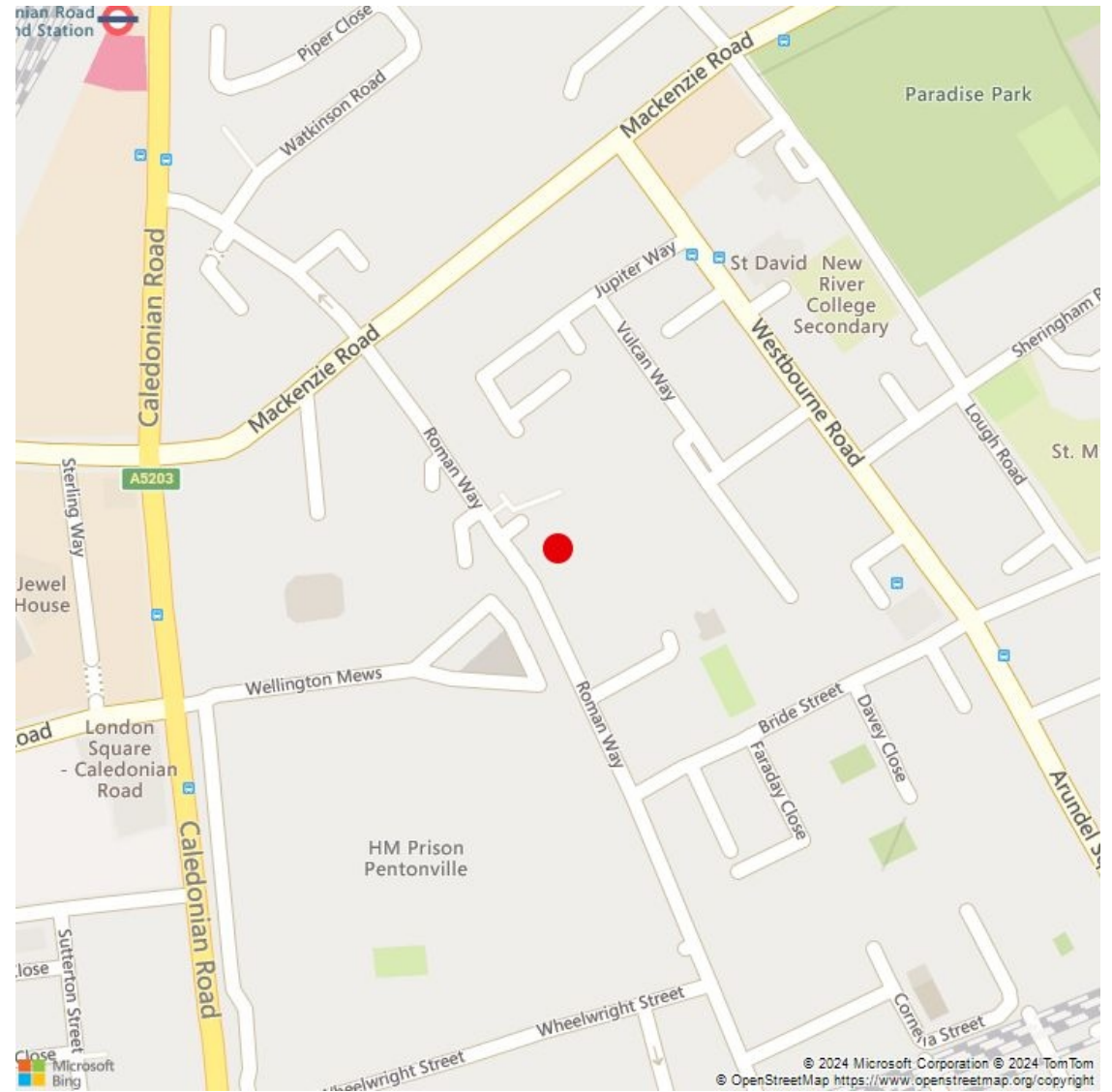
info@psscommercial.com

Description

Long leasehold 999 years from 2007 currently trading as an Ethiopian restaurant/takeaway.

862 sq.ft. approx. Roller shutter, outside space and rear access.

Some equipment and fixtures & fittings will stay, list available upon request.



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Price

For Long Leasehold £290,000

EPC

Energy Rating B - Valid until 23.5.34



Tenure

Long Leasehold

Legal Costs

Each side to be responsible for their own legal fees



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Rates

Rateable value - £9300 (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

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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