

60 Crouch End Hill  
Crouch End  
London,  
N8 8AG

## FOR SALE

Freehold Shop &  
Upper

Offers in excess of  
**£500,000**

Set on Crouch End Hill (A103) itself in a prominent corner position with a return frontage to Edison Road, almost opposite Marks & Spencer's Simply Foods and the newly opened Majestic Wines. Toni & Guy is 10 or so shops away and there are many well established local traders in the area.



# Crouch End



**Paul Simon Seaton**  
Commercial & Investment

[www.psscommercial.com](http://www.psscommercial.com)

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

**0208 800 4321**

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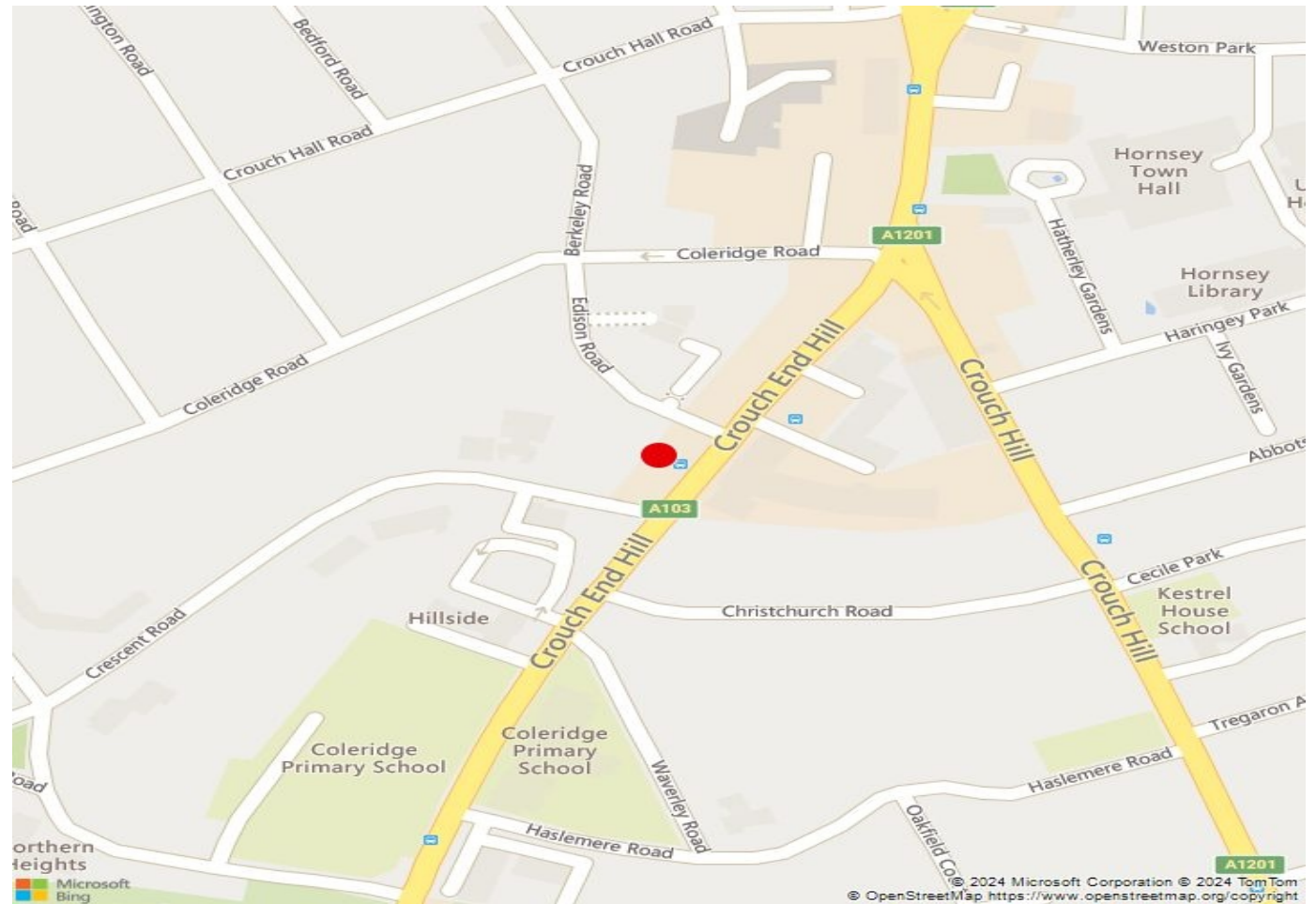
## Description

End of parade traditional shop and upper parts.

The uppers are sold of an a long lease.

Ground floor and yard are being sold with vacant possession.

The unit provides approx. 950 sq.ft. with a gross frontage of just under 20ft. There is a return frontage onto Edison Road. The unit for many years has been occupied by a pizza takeaway. There is still a pizza oven in situ.



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## Price

Offers in excess of £500,000

## Tenure

Freehold

## Costs

Each side to bear their own legal fees

## Rates

Rateable value - £27,250 (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 24.5.34

## VAT

Not elected for VAT

## 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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