

189 Philip Lane
Tottenham
London,
N15 4HQ

FOR SALE

Freehold Shop &
Uppers - **Cash
Buyers Only**

Offers in excess of
£425,000

Set on Philip Lane within an established parade, multiples include William Hill and various other local traders. Seven Sisters Underground and Rail Station a short distance away.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

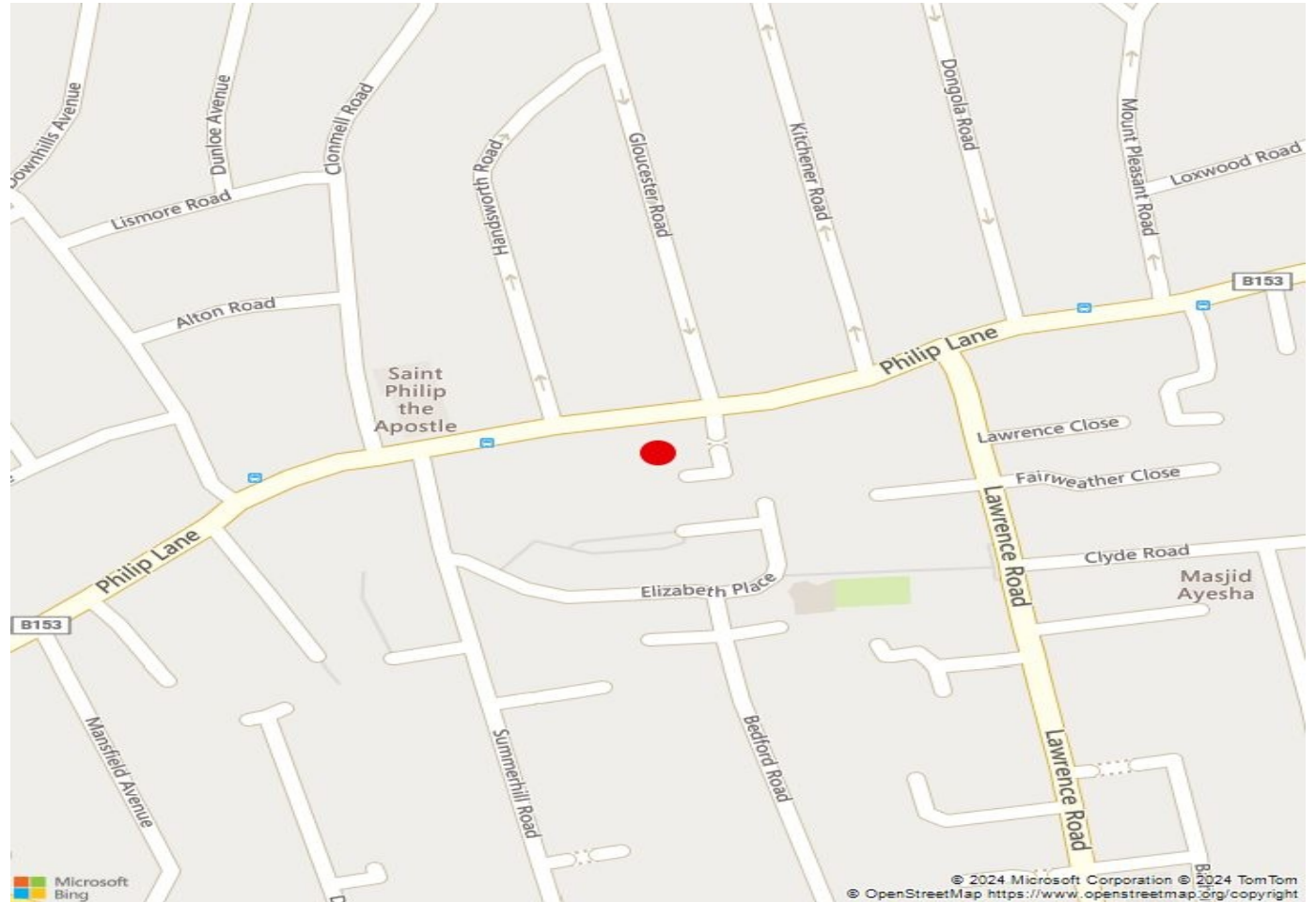
info@psscommercial.com

Description

Ground floor retail unit with vacant possession.
Power roller shutter and rear garden.
The shop is approx. 370 sq.ft.

The upper parts consist 3 rooms each with wc and shower

****Cash Buyers only - Proof of funding for the full Price needs to be seen before any viewings****



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Price

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Tenure

Freehold

Costs

Each side to bear their own legal fees

Rates

Rateable value - £9,300 (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

Council Tax Band A - First Floor Front
Council Tax Band A - First Floor Middle

EPC

Flats - Energy Rating E - Valid until 24.9.27
Retail - Awaiting

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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