

270 High Road
Tottenham
London
N15 4AJ

For Sale Freehold Shop & Uppers

Price £600,000

Set on High Road Tottenham close to Seven Sisters Road. Close walking distance to Seven Sisters Station, South Tottenham Underground and Tottenham Hale station and tube



Tottenham



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

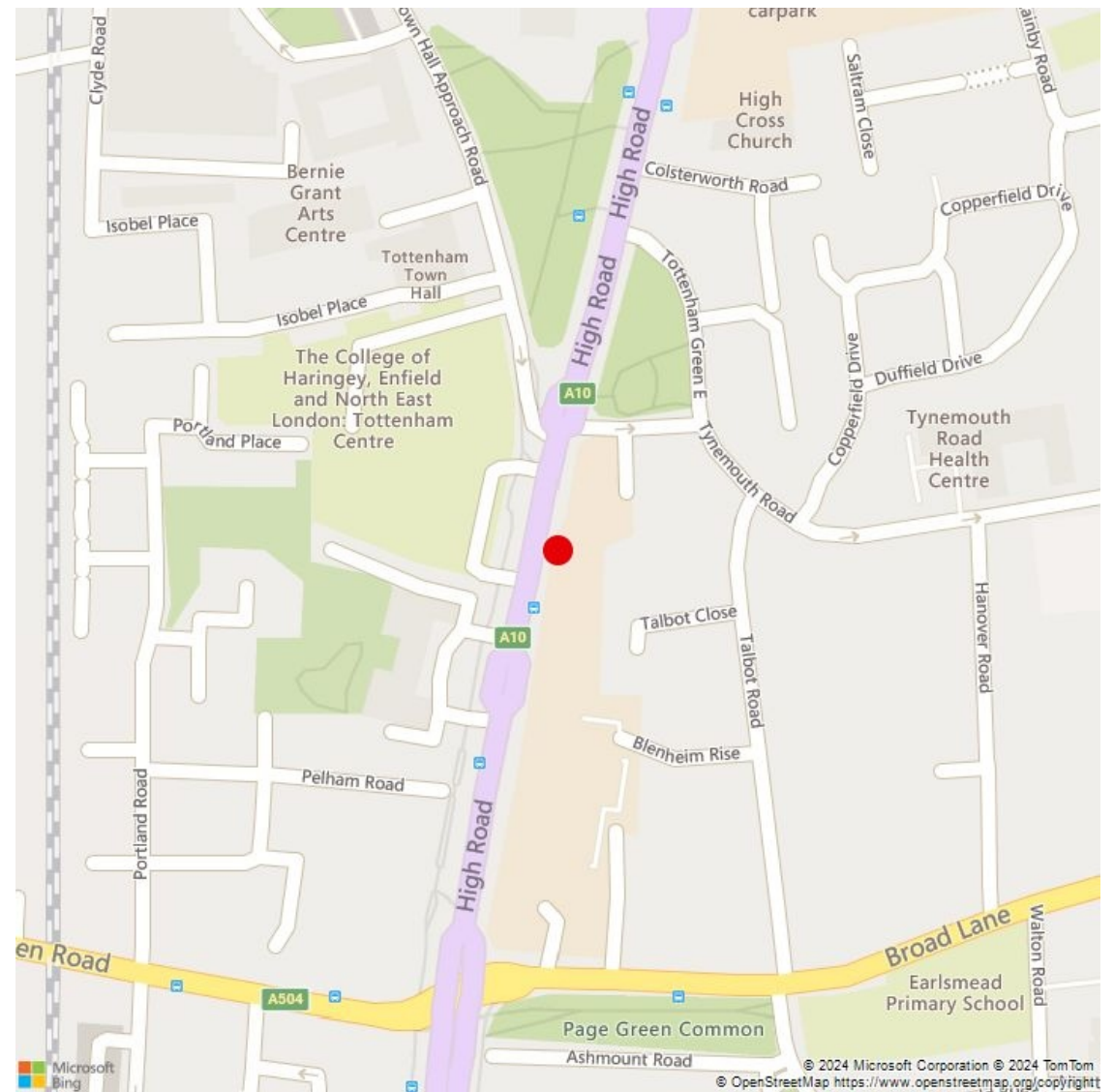
info@psscommercial.com

Description

Freehold shop and upper parts set over ground, first and second floor approx. 1191 sq.ft.

Ground floor retail area 651 sq.ft. approx, frontage 10'4 approx.

First floor and second floors 320 sq.ft. approx per floor including stairwell



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EPC

Energy Rating D - December 2031



Tenure

Freehold

Legal Costs

Each side to bear their own legal fees



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Rates

Rateable value - £12,750 (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 C

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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