

246 Green Lanes
Palmers Green
London
N13 5XT

Freehold Shop & Upper For Sale

Offers in excess of
£1,500,000

Set in the prominent 'Triangle' of
Palmers Green within a mixed use
parade. Multiples include
Morrisons, B&Q McDonalds, KFC
and Dominos, as well as numerous
local traders. Palmers Green
Station is a 2 minute walk away.



Palmers Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

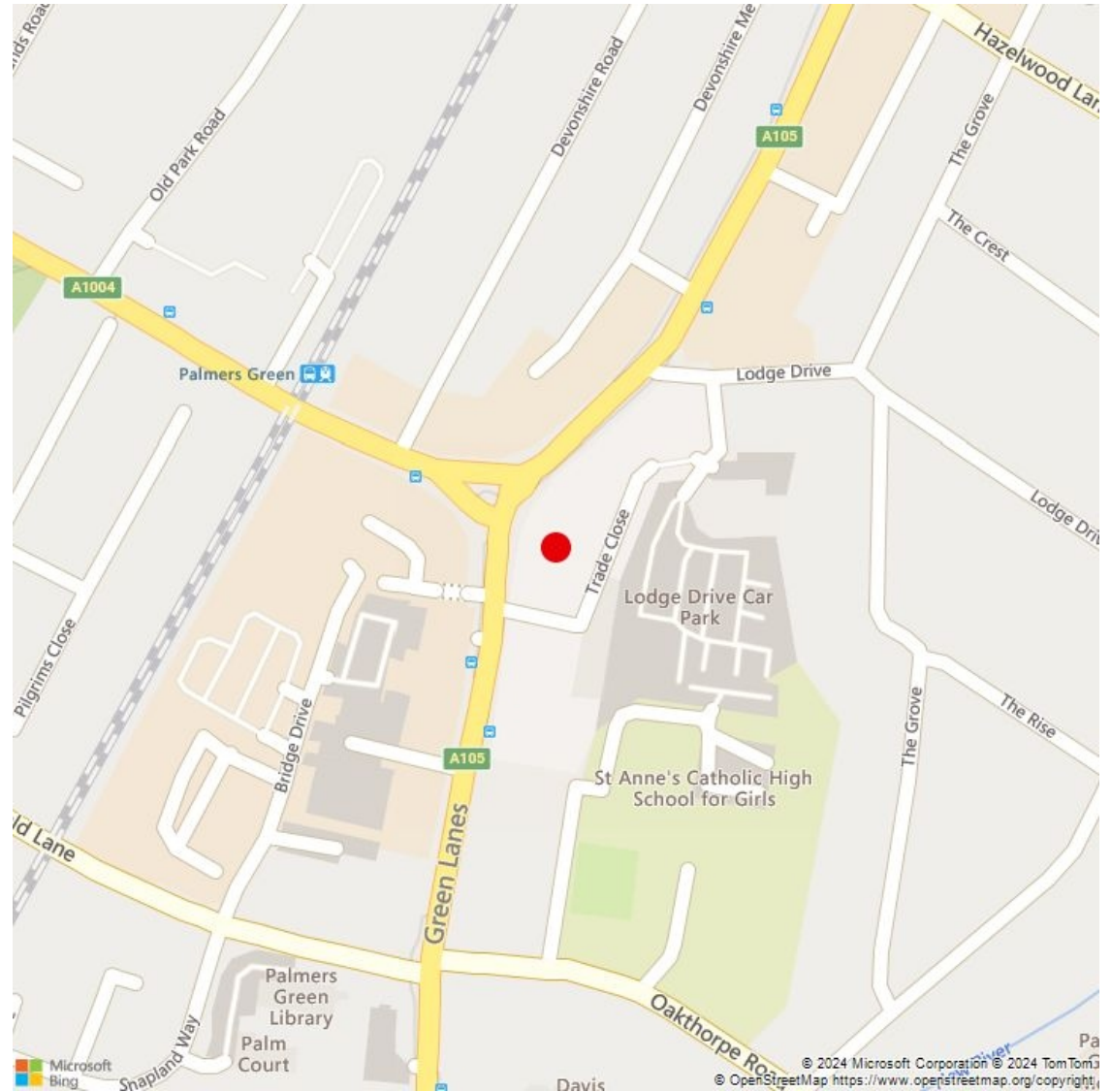
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Freehold shop and upper set on ground and first floor 5245 sq.ft. GIA.
Ground floor 2 partitioned office space with male & female wc and utility room at rear, door into garage.
First floor 4 partitioned offices, male & female w.c and kitchen/dining area.
Refurbished to a very high standard a few years ago to become our client's HQ. Would ideally suit HQ building for solicitor, accountant or similar.
Sale subject to VP. Our client may be interested in remaining in part of the building under a FRI Lease, terms to be agreed.



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Price

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EPC

Energy Rating G - Valid until 2025



Tenure

Freehold

Legal Costs

Each side to bear both sides reasonable related legal costs.



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Green Lanes, N13 5XT
 Approx Gross Internal Area = 487.28 sq m / 5245 sq ft



Rates

Rateable value - £28,000 (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

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.