

100 West Green Road
Seven Sisters
London,
N15 5AA

FOR SALE

Shop and Upper Parts
- Total Income
£29,250 per annum

Offers in excess of
£450,000

Located on West Green Road
(A504) within a mixed use
parade. Within close proximity to
Turnpike Lane Tube Station
(Piccadilly Line) and Seven
Sisters Tube Station (Victoria
Line)



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

Arranged as follows:

Ground floor shop let by way of a Law Society lease at £19,000 per annum for a term of 9 years from December-17.

Rear retail unit fronting Grove Park Road, let on a Tenancy at Will, collecting approx. £850 pcm.

There are 5 residential units within the property. 1 to the rear and 4 in the upper parts. Terms as follows:

First floor Flat: 198 years from 24.6.1986 at no ground rent

First floor Flat: 99 years from 24.6.1986 ground rent of £75.00 pa

Second floor Flat: 189 years from 24.06.1985 at no ground rent

Second floor Flat: 189 years from 24.06.1986 at no ground rent

Ground and First Floor Flat: 189 years from 24.6.1986 at no ground rent

TOTAL INCOME £29,250 PER ANNUM

Price

£450,000 Offers in excess of

Tenure

Freehold - subject to below leases



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EPC

Available upon request

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners agents PSS Commercial.



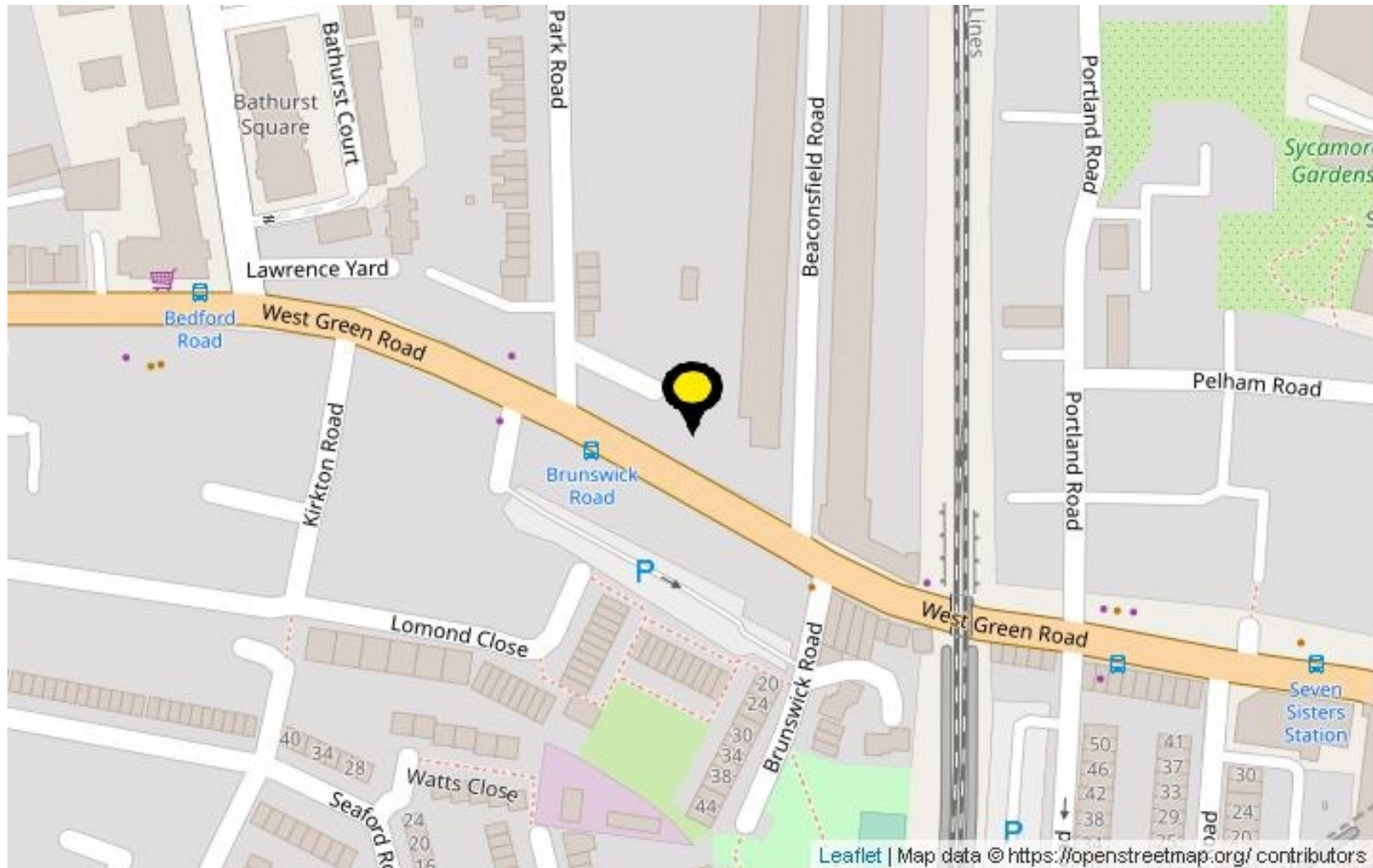
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N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars 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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