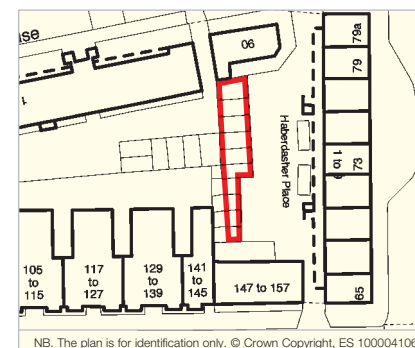


London N1

Garages, 1-10 Haberdasher Place, Hoxton N1 6BS

- A Head Long Leasehold Block of 10 Single Garages
- Each Garage subject to a Formal Agreement
- To be offered Collectively
- Total Current Rent Reserved **£18,879.92 per annum (equivalent)**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

Please Email: zoe.baxter@allsop.co.uk

Seller's Solicitor

YVA Solicitors (Ref: NK).

Tel: 0208 445 9898.

Email: nk@yvasolicitors.com



Tenure

Head Long Leasehold. The property is held on a head lease for a term of 995 years from 25th March 1997 (thus having approximately 977 years unexpired) at a ground rent of £200 per annum.

Location

The property is located to the north of Haberdasher Street to the west of its junction with Pitfield Street. Local shops and amenities are available along Pitfield Street. Old Street Railway and Underground Station (Overland and Northern Line) is located approximately 0.4 miles to the south-west. The A1202, A10, A13 and A11 are accessible.

Description

The property comprises a parade of ten garages situated in Haberdasher Place. Each garage benefits from an up & over door.

Accommodation

Ten Garages

Tenancies

A schedule of Garage Agreements is set out below.

Garage	Terms of Tenancy	Current Rent £ p.a.
1	An Agreement for a term of 1 year from 7th August 2013 (Holding over)	£1,999.92 p.a.
2	An Agreement for a term of 1 year from 27th March 2014	£1,920 p.a.
3	An Agreement for a term of 1 year from 25th November 2011 (Holding over)	£1,920 p.a.
4	An Agreement for a term of 1 year from 1st December 2011 (Holding over)	£1,800 p.a.
5	A monthly rolling Agreement from September 2014	£2,000 p.a.
6	An Agreement for a term of 1 year from 28th November 2012 (Holding over)	£1,920 p.a.
7	An Agreement for a term of 12 months less one day from 1st March 2011 (Holding over)	£1,920 p.a.
8	An Agreement for a term of 12 months less one day from 1st January 2012 (Holding over)	£1,800 p.a.
9	An Agreement for a term of 12 months less one day from 1st April 2013 (Holding over)	£1,800 p.a.
10	An Agreement for a term of 12 months less one day from 1st October 2010 (Holding over)	£1,800 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

INVESTMENT – Ten Head Long Leasehold Garages