

**6 WEEK COMPLETION**



**SITUATION**

Located in this popular and sought after residential area with direct access from off Brooksby Street, close to the junction with Liverpool Road, and within close proximity to the excellent shopping facilities, bars and restaurants in Upper Street and High Street. In addition, the area is well served by good public transport with Highbury & Islington Station (Victoria and Mainline) and Angel Underground Station (Northern Line) both nearby.

**PROPERTY**

A gated **Irregular Shaped Strip of Land of approximately 13,000 sq ft (0.3 acres)** situated behind the rear of a number of residential properties in Brooksby Street and Bewdley Street (**See Note 1**). The land includes **18 Garages of varying sizes together with a WC** situated upon its eastern section (**which may provide covered parking for approx 20 cars.**)



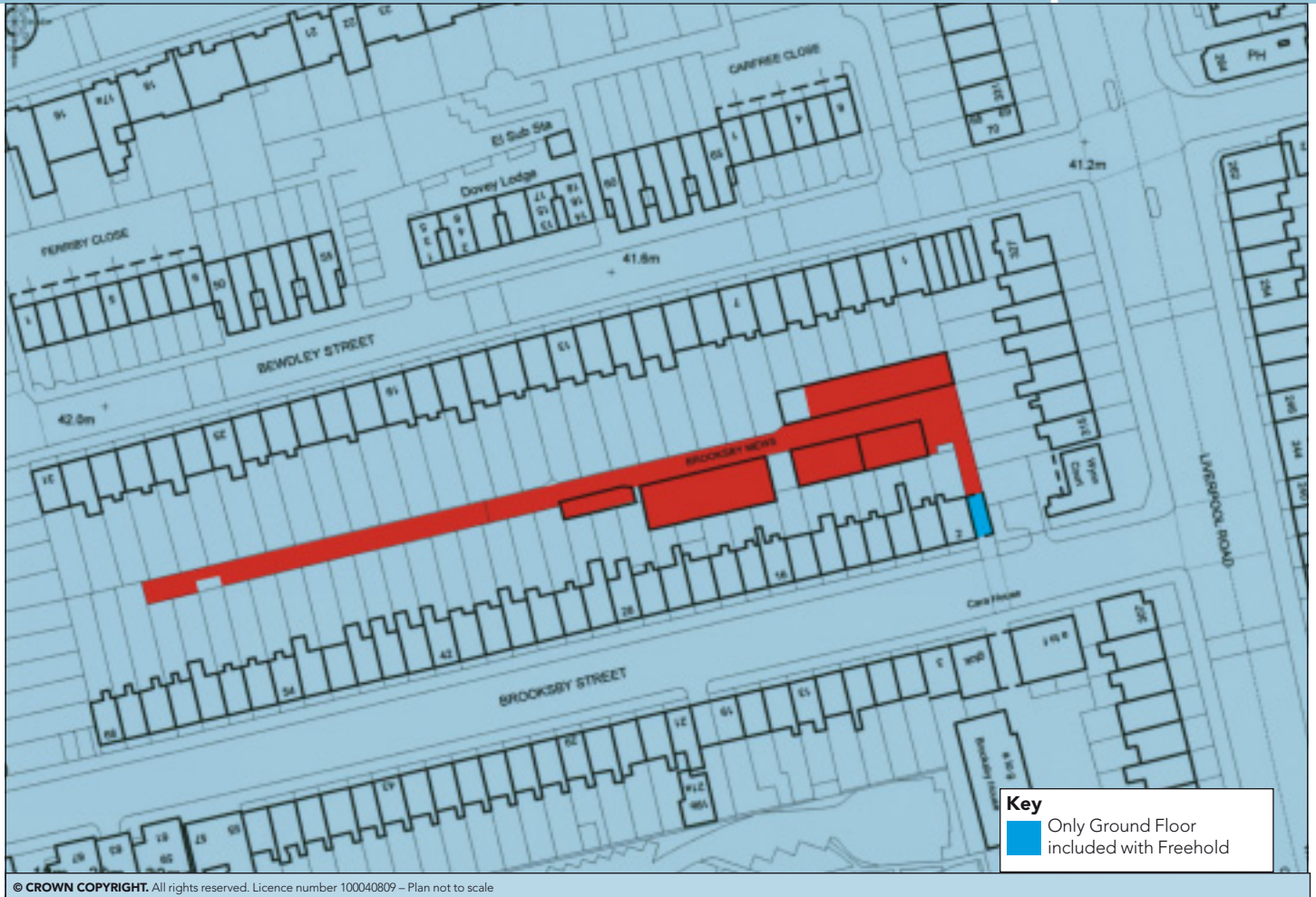
View of entrance to Brooksby Mews

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£6,178.56 pa plus  
8 Garages (2 Vacant)**

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **JOHN BARNETT**



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**TENANCIES & ACCOMMODATION (See Note 2)**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Garage Nos. 1a, 1b, 1c, 1e/1f, 5a, 5b, 7c, 8a, 8b & 8c	10 Garages (Some without divisions)	Various	Each Periodic Licences	£6,178.56	
Garage Nos. 1d & 7a/7b	2 Garages (without divisions)	<b>VACANT</b>			
Garage Nos. 9a/9b, 9c/9d, 10a/10b, 10c/10d, 11a & 11b	6 Garages				Refer to Special Conditions of Sale

**TOTAL**      **£6,178.56 plus  
8 Vacant  
Garages**

**Note 1:** Some of the rear gardens of the adjoining properties may have encroached on to the Property without the consent of the Vendor and the Property is being offered with any rights that may exist thereon and the Purchaser shall buy with such knowledge.

**Note 2:** A detailed schedule specifying each individual tenancy is available from the Auctioneers upon request.

**Note 3:** There may be potential for residential or commercial development, subject to obtaining full vacant possession and the necessary consents. Please refer to the Auctioneers for the Informal Planning Guidance Note supplied by the London Borough of Islington and the Special Conditions of Sale.

**Note 4:** There may be potential to offer garden extensions to some adjoining home owners in Brooksby Street and Bewdley Street.

**Note 5:** The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 3.75% of the purchase price in respect of the Vendor's costs.

**VENDOR'S SOLICITORS**  
Islington Council Legal Department - Tel: 020 7527 3410  
Ref: E. Soetan, Esq - Email: edward.soetan@islington.gov.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts