



6 WEEK COMPLETION



SITUATION

Located within a variety of locations in Islington, Highbury, Clerkenwell, Upper Holloway, Finsbury Park and Holloway (See Note 1).

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
13 properties comprising 24 Self-Contained Flats and 8 Commercial Premises (See Note 1)	Not inspected	Various	23 residential leases each 125 years from between 1982 and 2005 and 1 residential lease for 99 years from 2010	£240 (Ground rent £10 p.a. per flat)	Each FRI by way of service charge
			8 commercial leases each 999 years from between 2007 and 2008	Peppercorn	Each FRI by way of service charge See Note 2
TOTAL				£240	

PROPERTY

13 buildings providing a mixture of residential and commercial/residential properties comprising a total of 24 Self-Contained Flats and 8 Commercial Premises (See Note 1).

FREEHOLD

Note 1: A full list of addresses and tenancy details are available from the Auctioneers.

Note 2: Each commercial lease provides for the lessee to pay a surcharge of £500 in respect of any service charge year if the Landlord manages the property.

Note 3: The Freeholder insures and manages the properties.

Note 4: 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.

£240 per annum

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

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