

# Lot 21

## Garages to Rear of 1 Empire Avenue, Edmonton, London N18 1AB GUIDE PRICE: £110,000



### FREEHOLD VACANT ROW OF LOCK UP GARAGES

This row of 11 vacant lock up garages are located behind dwellings on Empire Avenue which in turn is just off the A10 Great Cambridge Road. The A406 North Circular Road is situated within one mile. A planning consent was granted in October 2006 under ref TP/06/0040 to demolish, rebuild, extend and increase the height of two adjoining garages. We therefore believe that development potential exists on this site for a variety of uses subject to obtaining any necessary planning consent. The garages occupy a site area of approximately 0.091 acres and are being sold with the benefit of full vacant possession and also offer investment potential.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Enfield 020 8379 1000

#### VENDOR'S SOLICITORS

Terry Spyris  
Karis Spyris LLP  
The Business Centre  
758 Great Cambridge Road  
Enfield EN1 3PN  
020 8443 7079

#### VIEWING TIMES

By appointment through the Joint Auctioneers  
Drivers & Norris  
020 7607 5001

drivers&norris

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN