

LOT

2

## Roofspace, 82a Holloway Road, London N7 8JG

**Guide Price £15,000\***

### ROOFSPACE WITH POTENTIAL TO BUILD SUBJECT TO OBTAINING PLANNING PERMISSION



Well located between Holloway Road Station (Piccadilly Line) and Highbury & Islington Station (Great Northern Line) is this mixed use building offering roofspace above the second floor. The building has a commercial shopfront unit on the ground floor and nine residential units spread from the rear of the ground floor and the floors above. A new lease was granted in October 2016 of 125 years meaning 123 years is remaining. Permission on the lease is given from the freeholder to develop a floor above subject to obtaining relevant planning permission. The property is South of the Emirates Stadium and near the open spaces of Highbury Fields. Good road connections including the A10 and A1 also serve the area. This opportunity will be of interest to developers.

#### ACCOMMODATION

Roofspace above the second floor of the building.

#### TENURE

Leasehold – 123 Years Remaining 125 Years from 24th October 2016

#### LOCAL AUTHORITY & TAX RATING

Islington Council – 020 7527 2000  
Not registered for council tax

#### VIEWING TIMES

External Viewings Only

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN