



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

Tuesday 19th March 2013
Registration from 1.00pm
Auction start time 2.00pm

The Point, Lancashire County Cricket Club,
Talbot Road, Old Trafford, Manchester M16 0PX

0161 443 4747

www.rogerhannahauctions.co.uk

65-81 St Petersgate, Stockport, Cheshire, SK1 1DS

Century Buildings, 14 St Marys Parsonage, Mancheser M3 2DF



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

SUCCESS STORIES

from our last auction



Fylde Road, Preston

Student Accommodation
Development Site

Guide price £600,000

Sold for £751,000



Dalehead Place & Longridge Avenue, St Helens

Neighbourhood retail parades with
living accommodation

Guide price £250,000

Sold for £300,000

www.rogerhannahauctions.co.uk

auction dates for 2013

Auction

Tuesday 19th March 2013

Wednesday 1st May 2013

Wednesday 12th June 2013

Tuesday 23rd July 2013

Wednesday 18th September

Closing Date

19th February 2013

2nd April 2013

14th May 2013

25th June 2013

20th August 2013

Plans in this catalogue are reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright 2005. All rights reserved. Licence No: 100017782

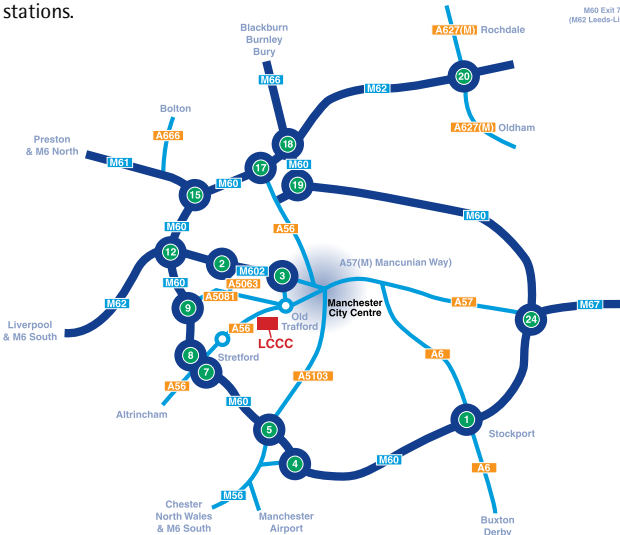
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

where is the auction room?

Lancashire County Cricket Club is located on the south side of Manchester, minutes from the M60, and has plenty of free parking. There are also good public transport links from Manchester City Centre, as follows:

Metrolink Tram Services

A regular service operates from Bury in North Manchester, Altrincham (South Manchester), and from Central Manchester. There is a connecting service to Salford Quays and Eccles. The Metrolink is also connected to both mainline railway stations, Piccadilly & Victoria, and runs to Old Trafford Station, next to the cricket ground. Tickets are available from dispensers on all stations.



Rail Services

Inter City and local services operate to both Manchester Piccadilly and Manchester Victoria stations. Each station is linked to the Metrolink Tram Service. Catch the tram service for Altrincham and alight at the Old Trafford stop which is next to the ground.

Bus Services

Several buses services operate between Manchester and Sale/Altrincham, stopping at or near to the Cricket Club

notices to prospective buyers

1. These particulars are intended to give a brief description of the properties included in this auction. Appointments to view can be arranged via the Edward Mellor office specified. Prospective purchasers will be deemed to have inspected the property they are interested in before bidding.

Where the details state "External viewings only" there will be no access provided to the property either pre auction or between the auction and the completion date. We would recommend that lots which cannot be inspected, whatever the reason, might be unsuitable for buyers who do not regularly deal in such properties, as there is always the risk that they might not be exactly as described.

Access to the roof void, cellars and other hard to reach areas, whether or not there are ladders/steps present does not form part of the normal viewing process. Prospective buyers are advised to engage a surveyor to carry out these inspections. However, should the buyer wish to carry out these inspections then they do so entirely at their own risk, and accept full responsibility for any damage caused, and may be asked to sign a disclaimer.

2. The Auctioneers have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain his own verification. Any plans or photographs published are for the convenience of prospective purchasers and do not form part of any contract. Any items shown in the photographs are not necessarily included. No representation or warranty is made in respect of the structure of the property nor in relation to the state of repair thereof. The Auctioneers advise that prospective purchasers should arrange for a survey of the property to be undertaken by a professionally qualified person prior to bidding. Reproduction of maps should not be assumed to be to any specific scale: boundaries and all area calculations should be assumed to be approximate.

Purchasers who require finance in order to buy should ensure that they have an unconditional offer from their lender before signing any contract.

3. The properties included in this catalogue are all to be offered for sale by Public Auction unless previously sold by private treaty. In order to prevent a wasted journey we advise that you should check the availability of properties with the Auction Department on sale day. Pre-auction offers will only be considered once they have been received IN WRITING by the Auction Department. They are then conveyed to the vendor in writing, and you will only be notified if the offer is acceptable. Should you not hear from us, it is safe to assume that your offer was rejected and the property is still going to auction. All pre-auction offers will be assumed to be your best and final offer and no guarantee can be given that you will be invited to increase your bid in the event of an alternative acceptable offer being received prior to exchange.

4. All properties are offered subject to the Common Auction Conditions, extra and special conditions, or by an addendum. You can find the Common Auction Conditions at the back of the Edward Mellor residential section of catalogue. The extra and special conditions, along with addendum, are available for inspection online prior to the start of the sale at the venue. The legal documents on each individual property are also available for inspection on the same basis. These can be downloaded from our website. If you are unsure how to utilise this documentation, we **STRONGLY** recommend you take the advice of a solicitor before attending the sale, as all prospective purchasers will be deemed to have inspected these and made the usual pre-contract enquiries before bidding or signing contracts either pre- or post-auction. In particular we would recommend that enquiries be made of the relevant Local Authority, as the local searches that are given to us may not always contain up-to-date information regarding regeneration strategies and associated compulsory purchase schemes.

5. Intending purchasers are advised to check documentation and take advice upon the exact nature of domestic tenancies on properties in which they are interested prior to bidding. Tenants who occupy on Regulated Tenancies almost undoubtedly have their security of tenure protected. Others, on Assured Shorthold Tenancies, will only have limited protection. Would-be purchasers should assure themselves that the documentation has been completed as they expect, since the auctioneers were not a party to the original lettings and cannot therefore certify the descriptions as correct. Where the catalogue states that we are "awaiting sight of tenancies", buyers should check with us that these have been received prior to bidding on the property.

Please note that it is not always possible to arrange access for surveyors to inspect properties which are tenanted, and it is therefore imperative that prospective buyers who require finance enquire about access before bidding at auction.

6. Guide prices are provided as an opinion only and are not to be taken as the reserve price, which may or may not be the same as the guide. These can be subject to amendment at any time. The reserve price is the lowest price the vendor will accept. This is agreed between the vendor and the Auctioneer. This is also confidential and not disclosed to any parties.

7. If you are not able to attend the auction in person, then you may bid by instructing the Auctioneer to bid on your behalf by Telephone or Proxy. Forms may be found in the catalogue and these should be completed and returned with cheques to the Auctioneers before 5pm the day before the sale.

8. The Auctioneers reserve the right to amend the lotting order at any time prior to the sale.

9. If there are any Addendum to the catalogue, these will be announced prior to the commencement of the sale and will be available in the Auction Room. Purchasers shall be deemed to purchase with full knowledge of this information.

10. On arrival at the auction you will be asked to complete a form, giving your name, address,

telephone number and your solicitor's details. In exchange you will receive a numbered bidding paddle from which we can identify you.

11. The auctioneer reserves the right to bid up to the reserve on behalf of the vendor.

12. Would successful purchasers please be advised that on the fall of the hammer, THE TRANSACTION BECOMES LEGALLY BINDING. Immediately thereafter, the purchaser is required to sign a memorandum of sale giving the Auctioneer's Clerk their name, address and solicitor's details. A deposit of 10% of the purchase price (minimum £2,000) is payable and completion usually takes place 28 days from the date of exchange. Deposits must be paid by banker's draft, building society cheque or bank counter cheque. Credit cards can be used subject to a surcharge of 2% (American Express not accepted). Personal cheques can be used if accompanied by two forms of identification (i.e. driving licence, passport or utility bill). Failure to do so may result in the property being re-offered for sale. Please note that any cheque returned unpaid by the bank, whether represented or not, will incur a charge of £25.00 which will be billed to the originator of the cheque.

13. A 0.5% Buyers Premium with a minimum of £495.00 (inclusive of VAT) will be payable by the Buyer or his/her agent for each lot purchased, at the same time as, and in addition to, the contractual deposit.

14. Keys will not be released on any property until completion has taken place. Should keys be required before the agreed completion date, then the buyer will have to arrange the usual key undertaking via their own solicitor, or complete the sale early

We hope that we have covered all the aspects usually encountered; however, the Auction Department will be pleased to assist with any other queries you may have. **Good luck!**

Order of sale for Tuesday 19th March

Sale starts at 2:00pm

1	WYTHENSHAWE	126 - 128 Royal Oak Road	Two shops, self contained flat, yard and garage
2	STOCKPORT	Former Rileys Snooker Centre	Former Riley's and cinema on busy A6
3	BREDBURY	Land and Buildings at Arden Barn	Semi detached grade II listed barn
4	STOCKPORT	35 Little Underbank	Tenanted shop with self contained rooms over
5	TIMPERLEY	211 Woodhouse Lane East	Well appointed retail premises over two floors
6	STOCKPORT	1 Arden Grove	Office with yard and double garage/storage
7	STRETFORD	12-18 King Street	Circa 5,000 sq ft retail unit in shopping centre
8	SALFORD	44 Kansas Avenue	Commercial/industrial workshop/storage unit
9	LEIGH	Leigh Superbowl	24,000 sq ft former bowling alley with car park
10	STOCKPORT	Garages At, Oat Street	Pair of garages with development potential
11	ATHERTON	98 Bolton Road	Semi-detached two storey office property
12	CLAYTON	1038-1044 Ashton New Road	Retail & residential investment
13	IRLAM	Irlam Conservative Club	Substantial conservative club with bowling green
14	WEST GORTON	527 to 529 Hyde Road	Vacant cafe and takeaway on busy A57
15	CHESTER	89 Stamford Road	Care in the community residential investment
16	LEYLAND	41 Turpin Green Lane	Retail premises with self contained flat
17	LEEDS	Staging Post, Whinmoor Way	Freehold public house
18	HORWICH	82-92 Lee Lane	Muti let retail & office investment
19	ASHTON-UNDER-LYNE	114-118 Stamford Street	Mixed retail & residential investment
20	SALFORD	190 Langworthy Road	Former solicitors office building
21	STOCKPORT	Land At Building At, 2-4 Oat Street	Site & buildings PP for development
22	OLDHAM	Hive House, Hive Street	Two storey industrial/workshop premises
23	HEATON CHAPEL	451 Manchester Road	Shop premises with accommodation over
24	STOCKPORT	2-4 Oat Street	Two bedroom detached dwelling
25	OFFERTON	Land At, Bean Leach Road	Land adjacent to Bean Leach Estate 3.32 acres
26	STOCKPORT	Textilis House, 6 Wellington Street	Modern ground floor office with parking
27	BURNLEY	164-168 St James's Street	Substantial three storey retail premises
28	ST HELENS	The Station, 66 Station Road	Freehold vacant public house
29	DARLINGTON	The Royal Oak, 41 Front Street	Vacant public house
30	DURHAM	The Goldmine, 2 Cowley Street	Public house with potential for redevelopment
30a	STALYBRIDGE	19-21 Melbourne Street	Three storey shop and showroom
30b	BLACKPOOL	3 Rawcliffe Street	Two storey corner commercial property
30c	ASHTON	15 15a and 19, Booth Street	Two storey former solicitors office

Property
to let ?

www.edwardmellor.co.uk

EDWARD
mellor

We have tenants waiting
for **properties like
yours and....**

We can

GUARANTEE

your rent!

Call in or telephone **0161 443 4500**
to find out more today!

“ A big thanks to Julie and Nick, you have been very understanding and helpful. It's very rare to find people like Julie and Nick in this trade. It has been a pleasure to meet and do business with you. ”

Somas Ahilen,
Purchaser of 17-45 Dalehead Place

Why not save time at the auction and check the legal pack at your leisure online?

The packs are uploaded as soon as we receive them and, once you've registered to look at one, you will be notified immediately of any subsequent documents we may receive.



www.edwardmellor.co.uk/auction

you MUST read the notices to prospective buyers!



126-128 Royal Oak Road, Wythenshawe, Manchester M23 1FB

Two shops, self contained flat, yard and garage

Location	The property is located in a parade of shops in a densely populated residential location
Description	Ground Floor: Main takeaway shop, rear store, staff WC Adjoining unit: Shop area with upper space First Floor: Above takeaway, one bedroom flat over two floor Externally: Garage and yard
Note	The flat and adjoining unit need refurbishment and the site may suit further development subject to the usual consents. There may be potential for negotiation of fixtures and fittings contained in the takeaway unit separate to the sale.
Tenure	To be confirmed
EPC Rating	On order
Possession	Vacant
Viewing	Auction office: 0161 443 4747

Today's start time is 2:00pm

Lot 2



Former Rileys Snooker Centre, 287 Wellington Road South, Stockport

Locally listed former Riley's and cinema on busy A6

Directions The property is located at a major traffic light junction on the main A6 at the crossroads of Wellington Road South, Buxton Road, Higher Hillgate and Bramhall Lane in the St Georges Conservation area

Details Ground Floor: 398 SQ M (4,284 SQ FT) Foyer, elevated bar area, pool hall, kitchen, store to cellar, toilets
First Floor: 152 SQ M (1,636 SQ FT) Private snooker room
Lower Ground Floor/Basement: 396 SQ M (4,262 SQ FT), Snooker Hall, cellars, beer cellar and boiler room
Upper floors: Access to the Second floor has a staircase up to what is assumed to be the projection room as was.

Note Known historically as "The Wellington Picture House", this locally listed building was opened on 11th July 1921 to designs made in 1916. The cinema seated just over a 1000 and was built with a café and billiard hall.

Guide Price: £200,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Tenure To be confirmed

EPC rating Band D

Possession Vacant

Viewing Refer to auctioneers 0161 443 4747

Today's start time is 2:00pm

Lot 3



Land and Buildings At, Arden Barn Far Cromwell Road, Bredbury, Stockport SK6 2RF

Semi detached grade II listed barn

Location	Situated on Far Cromwell Road which connects Cromwell Road to Ashton Road to the rear of Bredbury Industrial Estate.
Details	Semi detached barn and associated land which in total extends to 0.44 acres (0.18 ha). The barn is Grade II Listed of stonework elevations.
Planning	The property benefits from planning consent dated March 2011 for conversion into offices and construction of a new structure to use as offices with associated storage. The proposed development will provide 30 car parking spaces. The scheme has further details upon request from Stockport Metropolitan Borough Council, Planning Department, application no. DC/045772 and listed building consent application no DC/045799.
Tenure	Freehold
Viewing	Open site

Guide Price: £30,000 - £40,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



35 Little Underbank, Stockport SK1 1LA

Tenanted shop with self contained rooms over PP for flat

Location	The property is located in the popular "Under Banks" retail location just off the Market Place and the main Town Centre
Description	Ground Floor: Tenanted shop premises First Floor: Self contained upper floors with landing, two rooms, bathroom Externally: Pavement fronted, small raised area at first floor Planning: The first floor had planning permission granted for change of use of first floor from office to a residential one bedroom apartment. Planning Application - DC/042295 all parties are advised to consult with SMBC planning department directly.
Tenure	Freehold
EPC rating	Band G
Tenancy Information	Tenancies: Ground Floor is tenanted at £400 pcm, lease details in legal pack
Possession	Part vacant
Viewing	Auction Department 0161 443 4747



211 Woodhouse Lane East, Timperley, Altrincham WA15 6AS

Well appointed retail premises over two floors.

Location Located in a densely populated residential area away from the main centre of Timperley, in a parade of shops

Description Used as a bathroom showroom currently over two floors comprising:
Ground Floor: Retail space, office and kitchen 53 sq m (570 sq ft)
First Floor: Retail area and storage 60 sq m (646 sq ft)
Externally: parking to front, parking area to rear and a garage to the rear
We are advised that this property owns a third of the land to the front and rear of the parade of shops.

Notes The properties upper parts may be suitable for conversion to a self contained flat and interested parties are advised to consult with the local planning department directly for such matters and change of use: Planning and Building Control, Trafford Council, PO Box 96, Waterside House, Sale, M33 7ZF
planning@trafford.gov.uk tel: 0161 912 3149

Guide Price: £125,000 - £150,000

you MUST read the notices to prospective buyers!



Tenure	To be confirmed
EPC rating	EPC on order
Possession	Vacant
Viewing	Auction department 0161 443 4747



1 Ardern Grove, Higher Hillgate, Stockport SK1 3QE

Office with yard and double garage/storage

Location	The property is located in Higher Hillgate: a predominantly residential area with nearby new developments
Details	Office: two rooms, one with kitchen area, shower room/WC 32.80 sq m (353 sq ft) Garage/Workshop: Double garage/workshop and external gated 90 sq m (968.75 sq ft)
Note	The properties and yard may be suited to other uses or perhaps residential development subject to the necessary consents:
EPC rating	EPC is on order
Tenure	Refer to legal pack
Possession	Vacant

Guide Price: £60,000

you MUST read the notices to prospective buyers!



Viewing

Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 7



12-18 King Street, Stretford, Manchester M32 8AE

Circa 5,000 sq ft (460 sq m) retail unit in shopping centre

Location Located in Stretford Mall Shopping Centre which is located in between the A5154 Kingsway and the A56 Chester Road

Some key tenants in the centre are WH Smiths, Argos, Peacocks, Clarks, Tesco, Wilkinson, TJ Hughes Iceland and Boots

Details The premises comprise:

Ground Floor: Retail sales 3,423 sq ft (317.96 sq m) office space 374 sq ft (34.76 sq m)
First Floor: Ancillary space 1,200 sq ft (111.48 sq m)

EPC Rating Band D

Tenure Long leasehold, refer to legal pack

Possession Vacant

Viewing Auction department 0161 443 4747

Guide Price: £200,000 - £250,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



44 Kansas Avenue, Salford M50 2GL

Commercial/industrial workshop/storage unit with office

Location Located off the A5186 South Langworthy Road (near to A57 Eccles New Road junction) in industrial estate

Details Warehouse & Stores 211.23 sqm (2,271 sq ft)
Office 43.97 sq m (473 sq ft)
Externally: Parking and forecourt area

Note Rateable value: £12,750

Tenure Refer to legal pack

EPC rating Band F

Possession Vacant

Viewing Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 9



Leigh Superbowl, Windermere Road, Leigh WN7 1UX

24,000 sq st former bowling alley with car parking

Location The premises are located off Leigh Road (B5215)

Details Ground Floor: Foyer, reception area, bar and food areas, function room, games room, WC, catering kitchen, stores, beer cellar and offices.

First Floor: Staff rooms/offices

Total GIA 2,234 SQ M (24,047 SQ FT)

Externally: Parking for approximately 24 cars

Site area: Circa 0.33 hectares (0.81 acres) Building and plot lined in red for identification purposes only- refer to legal pack for accurate plan

Guide Price: £125,000 - £150,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Notes

We are advised that the former fire station facade fronting Windermere Road is listed.

The property may be suitable for other uses subject to planning and permission therefore all interested parties are advised to consult with the local planning department at Wigan Council, 01942 244991

Tenure

Freehold

EPC rating

Band C

Possession

Vacant

Viewing

Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 10



Garages At, Oat Street, Higher Hillgate, Stockport SK1 3JX

Pair of garages with development/access potential

Location Off Charles Street, off Higher Hillgate, off Wellington Road South (A6) in a predominantly residential location

Hillgate is part of Stockport Councils regeneration over the next 10 years with investment in commercial, residential, hotel and leisure facilities.

Details This conveniently located pair of garages could prove to be a shrewd investment for either renting to local residential occupants or indeed a key plot if planning application number DC 030885 is considered where planning exists for 63 residential dwellings to the rear of these garages. This may compliment the development or give better access

Guide Price: £5,000 - £15,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Tenure	Refer to legal pack
Note	The owner is a Director of Edward Mellor Ltd
EPC	The garages are exempt
Viewing	Open site

Today's start time is 2:00pm

Lot 11



98 Bolton Road, Atherton, Manchester M46 9LD

Semi-detached two storey office property with workshop/garage.

Location Situated fronting Bolton Road (A579) midway between Atherton town centre and Atherton rail station.

Details Traditionally constructed two storey office premises with an attached garage/workshop to side and yard.

Total NIA 949 sq ft (88 sq m)

Notes The property may lend itself to conversion or alternative uses subject to the necessary consents

Tenure Freehold

EPC rating On order

Possession Vacant

Viewing Auction department 0161 443 4747

Guide Price: £40,000 - £45,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



1038-1044 Ashton New Road, Clayton, Manchester M11 4PE

Retail & residential investment producing £31,100pa

Location Situated fronting Ashton New Road in the Clayton area of East Manchester. Manchester city centre is situated approximately 2 miles to the west.

Details A fully let mixed use premises comprising of three shops and two flats.

1038 Ashton New Road - Restaurant Premises
Tenant: Mark Iyebora Lease: 05.03.12 - 05.03.15 Rent: £10,000 per annum

1040a Ashton New Road - Furnished Flat
Tenant: Victor Adejobi Lease: 6 months AST from 01.01.12 Rent: £3,600 per annum (£300 pcm)

1040b Ashton New Road - Furnished Flat
Tenant: Mr Ali Jama Hassan Lease: 6 months AST from 20.02.12 Rent: £5,280 (£440 pcm)

1042 Ashton New Road - GF Shop t/a Cambbean Store
Tenant: Ogunyemi Abidunfemi Lease: 01.10.10 - 01.10.15 Rent: £7,800 per annum

1044 Ashton New Road - GF Shop
Tenant: Mark Iyebora Lease: 13.10.08 - 11.10.18 Rent: £4,420 per annum

TOTAL INCOME £31,100 PER ANNUM

EPC rating EPC on order

Viewing Auction department 0161 443 4747



Irlam Conservative Club, 2 Astley Road, Irlam, Manchester M446AB

Substantial conservative club with bowling green

Location	Fronting onto Astley Road close to its junction with Liverpool Road (B5320) in the centre of Irlam. Irlam is situated approximately 6 miles equidistant to the east and Warrington the west.
Details	<p>Substantial part two, part three storey conservative club premises believed to have been constructed in 1923. To the left hand side is a bowling green and to the right an unadopted road which is shared by adjoining occupants.</p> <p>Accommodation:</p> <p>The property briefly comprises of the following Gross Internal Floor Areas:</p> <p>Ground Floor - 329.64 sq m (3,548 sq ft) Comprising TV Room, Lounge, Bar, Games Room, WC's and Ancillary.</p> <p>First Floor - 329.64 sq m (3,548 sq ft) Comprising Function Room, Kitchen, Buffet Room, WC's and Ancillary.</p> <p>Second Floor - 79.56 sq m (856 sq ft) Comprising 3no. Beds, Living Room, Kitchen, Bathroom and WC.</p> <p>Total GIA: 738.84 sq m (7,952 sq ft)</p> <p>Basement/Beer Cellar - not measured.</p> <p>Site Area - 0.43 acre</p>

Guide Price: £225,000 - £250,000

you MUST read the notices to prospective buyers!



Notes Rateable Value: Listed as Club & Premises with a 2010 Rateable Value of £9,000.

Tenure Freehold

EPC rating EPC on order

Possession Vacant

Viewing Auction department 0161 443 4747



527 to 529 Hyde Road, West Gorton, Manchester M12 5FL

Vacant cafe and takeaway on busy A57

Location On main A57 Hyde Road just off junction with A6010 on corner with Birch Lane close to Travel Lodge.

Details Ground Floor: Seating, counter area, public WC, kitchen, rear hallway, staff WC.
Externally: Yard to rear.

Note Notes: Fixtures and fittings can be purchased separately, car parking is allowed on the car park to the rear with Mecca Bingo.
The property is being re-offered due to failure to complete

Tenure Refer to legal pack

EPC rating Band E

Possession Vacant

Guide Price: £35,000 - £45,000

you MUST read the notices to prospective buyers!



Viewing

Refer to auctioneers 0161 443 4747



89 Stamford Road, Blacon, Chester CH1 5DW

Care in the community residential investment

Location	Situated approximately 2 km north west of Chester city centre in the suburb of Blacon.
Details	<p>Significantly refurbished 3 bedroomed semi detached house with garden to front and patio to rear, plus driveway and single detached garage. The property has been completely refurbished in line with Care In The Community and DDA standards.</p> <p>Accommodation: Ground Floor Lounge, dining room, kitchen. First Floor 3 bedrooms and bathroom</p>
Tenancy	The property is currently let by way of a 15 year lease from January 2013 to John Monroe Hospital Ltd. The current rental being £11,000 per annum with annual rent reviews linked to RPI. The lease is drawn on a full repairing and insuring terms. Further details are available in the legal pack.
Covenant Strength	According to Experian, John Monroe Hospital Ltd reported a £7.78m turnover and a net worth of £1.124m for year ending 2012.
Tenure	Freehold
Viewing	Auction department 0161 443 4747

Guide Price: £110,000 - £140,000



41 Turpin Green Lane, Leyland PR25 3HA

Retail premises with self contained flat

Location Turpin Green Lane is between it junctions with Hough Lane and Leyland Way in a busy and popular mixed residential and commercial area.

Details The ground floor comprises a recently refurbished shop with new frontage and roller shutter. To the front is lay by parking. The first floor comprises a self contained flat currently let on an AST providing living room and kitchen, bedroom and shower room. Behind the building is an enclosed yard area with an external steel open tread staircase to the first floor.

Tenure TBC

EPC rating EPC on order

Viewing Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 17



Staging Post, Whinmoor Way, Swarcliffe, Leeds LS14 5NE

Freehold public house

Location	Located in predominantly residential area and with a mixed commercial/residential area adjacent to the site
Details	<p>Ground Floor Trading accommodation comprising three trade rooms with central bar area, WC's and a catering kitchen. Beer cellar and stores.</p> <p>First Floor: Living accommodation, living room, kitchen, three bedrooms and bathroom</p>
Note	<p>Planning: The site may be considered suitable for residential purposes subject to planning; contact Leeds City Council 0113 222 4444</p> <p>VAT Vat may be applicable to the purchase price of this lot.</p>

Guide Price: £60,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



ROGER
HANNAH
AUCTIONS

Lot 17



Tenure To be confirmed

EPC rating Band E

Possession Vacant

Viewing Auction department 0161 443 4747



ROGER
HANNAH
AUCTIONS

Guide Price: £60,000

email: auction@rogerhannahauctions.co.uk

0161 443 4747



82-92 Lee Lane, Horwich, Bolton BL6 7AE

Multi let retail & office investment

Location	Situated in Horwich town centre, close to the Sainsbury's Local convenience store. Bolton town centre is approximately 6 miles to the east.
Details	Multi let investment premises comprising 5 retail shops with first floor office accommodation.
Tenancy schedule	82 Lee Lane - Ground Floor Shop Tenant: Peter Wright Lease: 1 year from 19.06.12 Expiry: 19.06.13 Rent: £6,000 pa 84 Lee Lane - Ground Floor Shop Tenant: Andrew Hamar Lease: 3 years from 10.05.12 Expiry: 09.05.15 Rent: £8,400 pa 86 Lee Lane - First Floor Offices Tenant: Kamram Butt Lease: 15 years from 14.05.12 Expiry: 13.05.27 Rent: £18,000 pa 88 Lee Lane - Ground Floor Shop Tenant: Jean Edgcumbe Lease: 3 years from 16.12.11 Expiry: 16.12.14 Rent: £6,840 90 Lee Lane - Ground Floor Shop Tenant: VACANT Notes: Former Blockbuster Video - Previous Rent £7,400 pa 92 Lee Lane - Ground Floor Shop Tenant: Help The Aged Lease: 15 years from 22.02.10 Expiry: 26.02.25 Rent: £13,500 pa Notes: Tenant breaks at 5th & 10th year (5 yearly rent reviews) Warehouse on Captain Street - Vacant TOTAL INCOME - £52,740 pa

Guide Price: £350,000 - £400,000

you MUST read the notices to prospective buyers!



Tenure	Believed to be Freehold.
EPC rating	EPC on order
Viewing	Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 19



114-118 Stamford Street, Ashton-Under-Lyne OL6 6AD

Mixed retail & residential income producing investment

Location	Situated fronting Stamford Street in Ashton-Under-Lyne town centre.
Details	<p>Mixed retail and residential income producing investment providing 2no ground floor retails and 5no flats. The property is occupied as follows:</p> <p>114-116 Stamford Street - Ground Floor Shop Tenant: Karol Lucykow t/a Lucky Cow Ltd Lease: 5 years from 12.11.12 Rent £9,680 per annum including building insurance. Notes: A deposit is held of £2,100</p> <p>118 Stamford Street - Ground Floor Shop Tenant: Anton Yuk Ostap Lease: 4 years from 18.11.10 Rent: £6,000 per annum Upper Floors, Stamford Street. We are informed there are 5no. Flats all tenanted producing £350 pcm each.</p> <p>TOTAL INCOME: £36,680 pa.</p>
Tenure	Believed to be freehold.
EPC rating	EPC on order
Viewing	Auction department 0161 443 4747

Guide Price: £250,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



190 Langworthy Road, Salford M6 5PP

Former solicitors office building

Location	Langworthy Road (A5186) next to Carl Allen furniture shop
Details	Ground Floor: Hallway, four reception rooms/offices First Floor: Three offices, kitchen and bathroom Externally: Front garden, enclosed rear yard
Notes	The property may be suitable for other uses or conversion subject to the necessary consents
Tenure	Refer to legal pack
EPC Rating	Band E
Possession	Vacant
Viewing	Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 21



Land At Building At, 2-4 Oat Street, Higher Hillgate, Stockport SK1 3JX TO BE SOLD AT AUCTION ON THE 19TH MARCH 2013.

Location Off Charles Street, off Higher Hillgate, off Wellington Road South (A6) in a predominantly residential location

Hillgate is part of Stockport Councils regeneration over the next 10 years with investment in commercial, residential, hotel and leisure facilities.

Planning This conveniently located site has planning consent for four mews properties and is situated within easy reach of Stockport Centre and it's associated public transport links.

An artists impression of the new buildings is available via the Roger Hannah and Edward Mellor Auction websites

When considering this site is advised to look at application number DC 030885 on which planning exists for 63 residential dwellings to the rear of this property and site which would compliment this development

If the site is split - these matters (including the Section 106) will have to be readdressed through the submission of two new separate applications- The vendor of the property will pay for this change to planning ref: DC047862

Guide Price: £50,000 - £60,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Buildings	The property itself is ideal for storage/workshop/light industrial with office space and a yard, buildings NIA approximately 6,000 sq ft (557 sq m)
Note	The vendor of this property is a director of Edward Mellor Ltd
EPC rating	Exempt
Viewing	Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 22



Hive House, Hive Street, Oldham OL8 4QS

Two storey industrial/workshop premises

Directions The property is located in a predominantly residential area off Byron Street.

Details Ground Floor: Production area 313 SQ M (3,369 SQ FT)
First Floor: Workshop and office 280 SQ M (3,013 SQ FT)
Externally: Substantial yard to side and rear

Note The property may suit alternative uses and perhaps either residential or commercial redevelopment subject to the necessary consents: Interested parties are advised to consult with the local planning department directly for such matters:
Oldham Borough Council: Email: planning@oldham.gov.uk. Phone: 0161 770 4105 or fax: 0161 770 3104

Tenure To be confirmed

EPC Rating Band E

Possession Vacant

Viewing Auction Department 0161 443 4747

Guide Price: £75,000 - £85,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



451 Manchester Road, Heaton Chapel, Stockport SK4 5DJ

Shop premises with accommodation over set over three storeys

Location Manchester Road (A626) close to junction with Wellington Road North (A6)

Details Ground Floor: Sales area, kitchen
First Floor: Two rooms, bathroom
Second Floor: room
Externally: Pavement fronted, yard to rear

Note The property's upper parts may lend themselves to conversion to residential usage subject to the necessary consents. The property has electric heating, recently installed double glazing and has been re-roofed

Tenure To be confirmed

EPC rating Band E

Possession Vacant

Viewing Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 24



2-4 Oat Street, Higher Hillgate, Stockport SK1 3JX

TO BE SOLD AT AUCTION ON THE 19TH MARCH 2013.

Location Off Charles Street, off Higher Hillgate, off Wellington Road South (A6) in a predominantly residential location

Hillgate is part of Stockport Council's regeneration over the next 10 years with investment in commercial, residential, hotel and leisure facilities.

Planning The property has planning consent for redevelopment to a three bedroom detached house and therefore ideal for investors

An artist's impression of the new building is available via the Roger Hannah and Edward Mellor Auction websites

When considering this site it is advised to look at application number DC 030885 on which planning exists for 63 residential dwellings to the rear of this property and site which would complement this development

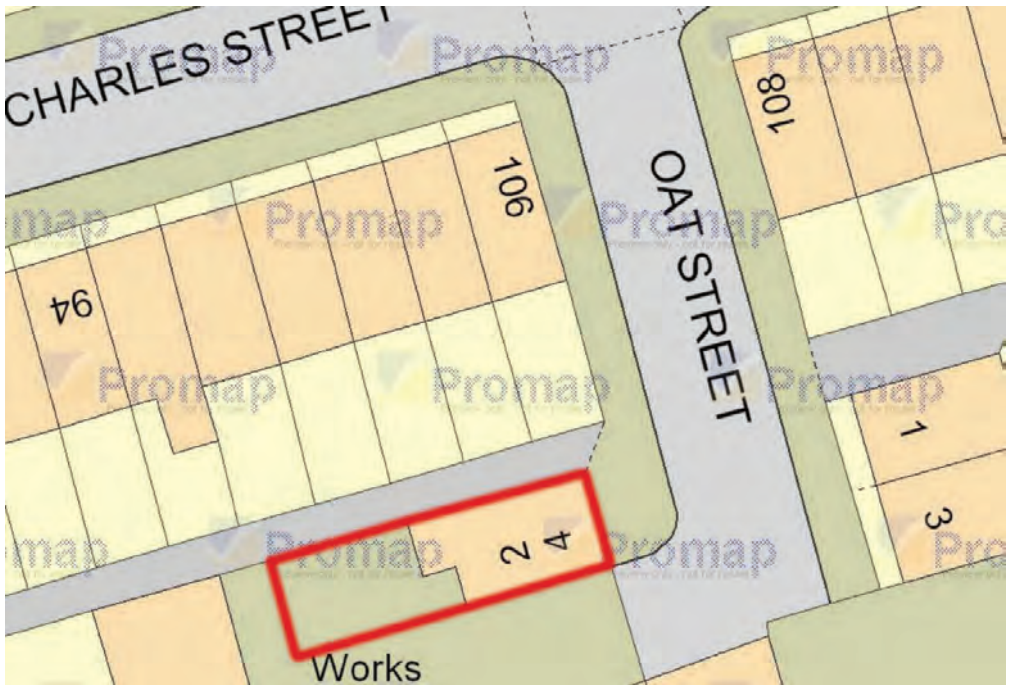
If the site is split - these matters (including the Section 106) will have to be readdressed through the submission of two new separate applications - The vendor of the property will pay for this change to planning ref: DC047862

Guide Price: £50,000 - £60,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Building	The current building is a two bedroom detached dwelling with enclosed rear yard
Note	The vendor of this property is a Director of Edward Mellor Limited
EPC rating	On order
Viewing	Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 25



Land At, Bean Leach Road, Offerton, Stockport SK2 5JR

Land adjacent to Bean Leach Estate 3.32 acres

Directions	Located on Bean Leach Road, off Marple Road, flanking Minsmere Walks
Description	The land is a strip of greenbelt amenity land fronting a residential development known locally as the "Bean Leach Estate". The land is approximately 3.32 acres (1.344 Ha)
Note	Parties are advised to consult with the local planning department regarding alternative uses and planning directly: SMBC, Town Hall, SK1 3XE, tel 0161 480 4949
Tenure	Freehold
Viewing	Open site

Guide Price: £20,000 - £30,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Textilis House, 6 Wellington Street, Stockport SK1 3RN

Modern ground floor office with parking.

Location	Situated in the main business area of Stockport close to the rail station and A6
Details	The property comprises 1,100 sq ft (102.2 sq m) of the ground floor of this modern development of apartments and office space offering self-contained, open plan space fronting Wellington Street with the benefit of two designated car parking spaces to the rear
Tenure	Long leasehold, believed to be residue of a 250 year lease
EPC rating	EPC on order
Possession	Vacant
Viewing	Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 27



164-168 St James's Street, Burnley BB11 1NR

Substantial three storey retail premises.

Location	Off the roundabout junction with Westgate, Active Way and Queens Lancashire Way in retail location
Description	Ground Floor: Sales area 190.9 sq m (2,055 Sq ft), storage and office 15.7 sq m (170 sq ft) First Floor: Internal storage and staff toilets 168.4 sq m (1,808 sq ft) Second Floor: Storage 169.9 sq m (1,827 sq ft)
Note	The property may lend itself to subdivision, conversion or alternative uses subject to planning permission and all interested parties are advised to consult with the local planning department directly: PO Box 29 Parker Lane Burnley BB11 2DT, Email planning@burnley.gov.uk , telephone: 01282 425011
Tenure	To be confirmed

Guide Price: £225,000 - £250,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



ROGER
HANNAH
AUCTIONS

Lot 27



EPC rating EPC on order

Possession Vacant

Viewing Refer to Auctioneers office 0161 443 4747



ROGER
HANNAH
AUCTIONS

Guide Price: £225,000 - £250,000

email: auction@rogerhannahauctions.co.uk

0161 443 4747

Today's start time is 2:00pm

Lot 28



The Station, 66 Station Road, St Helen Auckland, Bishop Auckland DL14 9EX
Freehold Vacant Public House.

Location	On the Station Road in the Village
Details	Ground Floor: Single L-shaped trading area with bar, WC's and store room First Floor Owners accommodation comprising living room, three bedrooms, bathroom and separate WC Externally: Outside seating area
Note	Planning: All enquiries regarding planning matters should consult Durham County Council (Crook Office) 01388 761571 VAT may be applicable on the purchase price of this lot
Tenure	Freehold
EPC rating	Band D

Guide Price: £25,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



Possession Vacant

Viewing Auction department 0161 443 4747

Today's start time is 2:00pm

Lot 29



The Royal Oak, 41 Front Street, Staindrop, Darlington DL2 3NB

Vacant public house.

Location On the main A688, Front Street in village centre

Details Accommodation
Ground Floor:
Three section bar area with main bar, second bar, private room, kitchen and storage areas, access to beer cellar, covered courtyard with access to WCs
First Floor: Private kitchen, sitting room, bathroom and WC
Second Floor: Three bedrooms
Externally: Small rear yard two storey store rooms and further store

Note Planning: Interested parties are advised to consult directly with Durham County Council (Barnard Castle Office) on 01833 696226

VAT may be applicable on the purchase price of this lot

Guide Price: £60,000



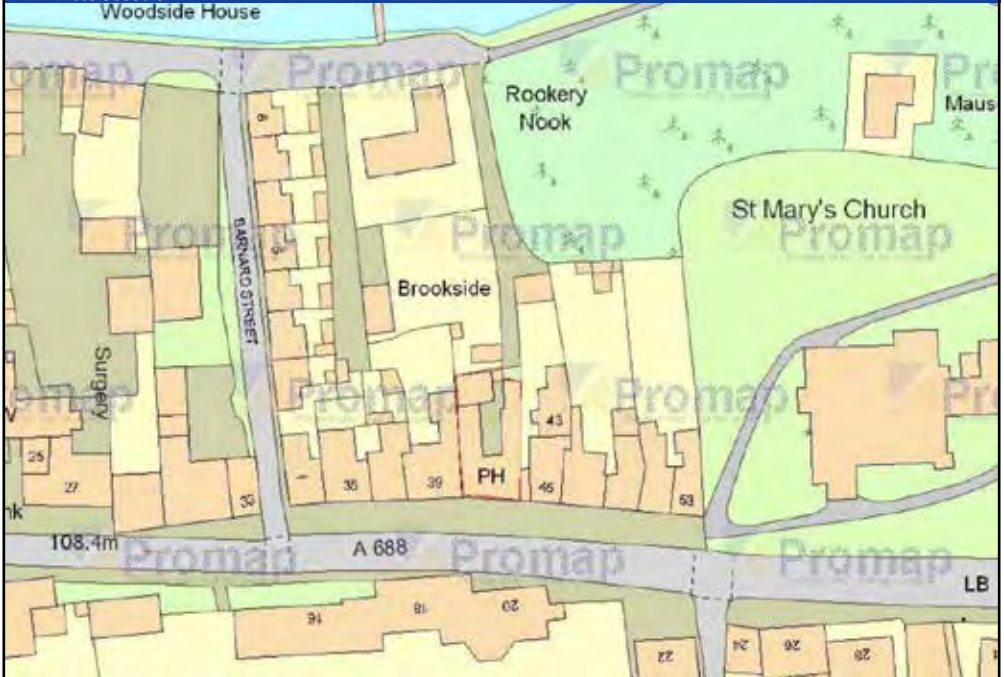
www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



ROGER
HANNAH
AUCTIONS

Lot 29



Tenure	To be confirmed
EPC Rating	Band D
Possession	Vacant
Viewing	Auction department 0161 443 4747



ROGER
HANNAH
AUCTIONS

Guide Price: £60,000

email: auction@rogerhannahauctions.co.uk

0161 443 4747



The Goldmine, 2 Cowley Street, Shotton Colliery, Durham DH6 2LP

Public house with potential for redevelopment

Location Shotton Colliery is a small village 8 miles east of Durham city centre, the property being located off the B1280

Description Ground Floor: 241.35 SQM (2,597 SQ FT)
Two bars, seating areas, toilets, kitchen area to rear
First Floor: 126 SQ M (1,356 SQ FT)
Landing, two bathrooms, two bedrooms, living room, kitchen
Externally:
Large garden/yard with brick walled perimeter, single storey brick store

Note The site and buildings may lend themselves to alternative uses or redevelopment subject to the necessary consents
VAT: VAT may be applicable to this property and interested parties must satisfy themselves as to whether or not this is payable in addition to the gavel price

Guide Price: £35,000

you MUST read the notices to prospective buyers!



Tenure	To be confirmed
EPC rating	Band D
Possession	Vacant
Viewing	Refer to auctioneers 0161 443 4747

Today's start time is 2:00pm

Lot 30a



19-21 Melbourn Street, Stalybridge, Greater Manchester SK15 2JE

Three storey shop and showroom with rear parking

Location	The property is located in the main retail centre off Market Street
Details	Ground Floor: Showroom 94 sq m (1,000 sq ft) plus storage First Floor: Showroom/storage 71 sq m (764 sq ft) Second Floor: Showroom/storage 45 sq m (484 sq ft) Basement: Kitchen and cellars 90 sq m (968 sq ft) Exterior: Walled yard/parking
Note	May be suitable for conversion or alternative uses subject to the necessary consents
EPC	On order
Possession	Vacant
Viewing	Auction department 0161 443 4747

Guide Price: £85,000 - £95,000



www.rogerhannahauctions.co.uk

you MUST read the notices to prospective buyers!



3 Rawcliffe Street, Blackpool FY4 1BX

Two storey corner commercial property

Location Rawcliffe Street is off the the main Promenade (A584) close to South Pier

Details The property comprises a two storey corner commercial property which has been utilised for various uses. Internally the property provides mainly open plan accommodation and is fitted with pedestrian and loading access by way of a large sliding timber door leading to the side elevation. The unit is fitted with UPVC double glazed windows.

Ground Floor - 115.75 sq m (1,246 sq ft)

First Floor - 115.75 sq m (1,246 sq ft)

Total GIA 231.50 sq m (2,492 sq ft)

Tenure Refer to legal pack

EPC rating F

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 30c



15 15a 17 and 19, Booth Street, and 224 224a Stamford Street, Ashton OL6 7LD

Two storey former solicitors office

Location	Located at the junction of Booth Street & Stamford Street in the centre of Ashton-Under-Lyne.
Details	Comprising a substantial double storey corner terrace property formally used by a firm of solicitors and is generally cellular in layout. Ground Floor - 186.9 sq m First Floor - 172 sq m Second Floor - 13.2 sq m Basement - 34.5 sq m TOTAL 427 sq m (4,596 sq ft)
Tenure	Believed to be Freehold
EPC rating	F
Viewing	Auction Department 0161 443 4747

Guide Price: £80,000



www.rogerhannahauctions.co.uk

Terms and Conditions

for proxy, telephone and internet bidding

1. A prospective purchaser must complete and sign the authorisation form opposite, using one form for each lot. In particular the purchaser should complete the part which shows the maximum price which he authorises the auctioneer to bid for a particular property. The maximum price to which the auctioneer is authorised to bid must be an exact figure (not, for example, "£100 over the highest bid in the room"). The auctioneer reserves the right not to bid on any purchaser's behalf should there be any error of confusion in respect of these instructions or the accompanying deposit cheque.

The completed form(s) must be delivered to Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS no later than the day before the auction. Any request to alter or withdraw any proxy or telephone bidding form at any time prior to the auction must be in writing. Please include two forms of ID (one with photo).

2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the purchaser in such manner as the auctioneer thinks fit in his absolute discretion, and authorises the auctioneer or any partner or employee of Edward Mellor Auctions to sign the Memorandum of Sale on his behalf.
3. The prospective purchaser is considered to have inspected the auction catalogue including the Notices to Buyers, General Conditions of Sale, and Sales Particulars for each lot, and to be aware of any Special Conditions or Amendments which have been made to the details for each lot, and agrees that the signing of the Memorandum of Sale indicates acceptance of the information so provided.
4. Prospective purchasers should enclose with their authorisation form(s) a valid cheque or bank draft drawn on a United Kingdom branch of their bank, representing 10% of their maximum bid (minimum £2000,) PLUS the 0.5% (min. £495.00) Buyers Premium, for each lot. Where the lot is purchased below the maximum bid, the balance of the deposit cheque will be considered an additional deposit towards the purchase price.

In the case of telephone/internet bidding, the purchaser may instead provide a blank cheque which the auctioneers will complete on behalf of the successful purchaser for 10% of the purchase price plus the 0.5% of the purchase price (min. £495.00) contract documentation charge.

5. Unless the relevant lot is sold to the prospective purchaser, the amount of the maximum proxy or telephone bid will not be disclosed to the vendor or any other person whether before or after the sale without the consent of the prospective purchaser.
6. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for a particular lot.
7. The auctioneer will make no additional charge for this service, and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity or instructions, late arrival of a proxy bid authorisation form, failure to contact a telephone bidder from the auction room, or for any other reason whatsoever. Telephone/internet bidders are advised that should they become disconnected or interrupted during bidding, Edward Mellor Auctions will not be held responsible for any loss suffered in respect thereof.
8. The prospective purchaser will be advised if the relevant lot has been successfully purchased on their behalf as soon as possible after the auction. Where the bid has not been successful, the proxy, telephone, internet bidder will be notified and the deposit will be returned as soon as reasonably possible. Banks processes may cause delays in refunds for some card payments.
9. Prospective purchasers are advised to telephone Edward Mellor Auctions (0161-443 4740) before 10.00 am on the day of the auction to ensure that there are no amendments to the particulars of sale or special conditions relating to the lot they are bidding on. The purchaser will be expected to have knowledge of any such changes and will buy subject to them in any event. If the prospective purchaser does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective purchaser's behalf, or refuse to accept bids by or on behalf of prospective purchasers, and the auctioneer will not be held responsible for any loss, costs or damages incurred as a result thereof.

10. When a prospective purchaser intends to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In such a case the auctioneer will not make any bids on behalf of the prospective purchaser.

Proxy, Telephone & Internet Bidding

Authorisation
Form

for more information on internet bidding see i-bidder.com

Method of bidding: Proxy Telephone Internet
(please tick one)

Name: _____

Buyers Name: _____

(if different)

Address: _____

Postcode _____

Telephone/
Internet:

Work: _____

Home: _____

Mobile: _____

Telephone bidders: please tick a box (or preferred telephone number to use in the auction)

If the telephone contact is broken or cannot be established the auctioneer is authorised to continue to bid at his discretion on behalf of the telephone bidder up to the maximum bid stated on this form. If you wish the auctioneer to continue in this way please tick this box.

*E-Mail: _____

Date of Auction: _____ Lot Number: _____

*Essential for internet bidding

Property Address: _____

Maximum Bid: _____ Amount of Deposit: _____

I enclose a cheque or bank draft for 10% of the maximum bid to be used as deposit (minimum deposit £2,000.00) I also enclose a cheque for the Buyers Premium of 0.5% of the maximum bid (minimum £495.00) and my two forms of ID (one with photo).

Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address: _____

Telephone No: _____ Person acting for you: _____

"I hereby instruct and authorise Edward Mellor's auctioneer to bid on my behalf for Lot No. _____ and to sign a Memorandum of Sale on my behalf, and understand that should my bid be successful the contract will be binding upon me. I have read the General and Special Conditions of Sale and the Terms and Conditions for Proxy and Telephone Bidding. I accept it is my responsibility to check for amendments to the catalogue details which may be read out by the auctioneer. I enclose a cheque or banker's draft to the value of 10% of my maximum bid and a further cheque for 0.5% of the maximum bid (min. £495.00) administration charge, both payable to Edward Mellor Ltd."

Signed: _____ Date: _____

END OF COMMERCIAL LISTINGS



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

