



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

Wednesday 1st May 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



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'The Commercial Property Auctioneers'

SUCCESS STORIES

from our last auction



The Station

Station Road

Freehold Vacant Public House

Guide price £25,000

Sold for £44,250



The Royal Oak

Darlington

Vacant Public House

Guide price £60,000

Sold for £73,000



Rawcliffe Street

Blackpool

Two storey corner commercial property

Guide price £35,000

Sold for £37,000

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auction dates for 2013

Auction

Wednesday 1st May 2013

Wednesday 12th June 2013

Tuesday 23rd July 2013

Wednesday 18th September

Closing Date

2nd April 2013

14th May 2013

25th June 2013

20th August 2013

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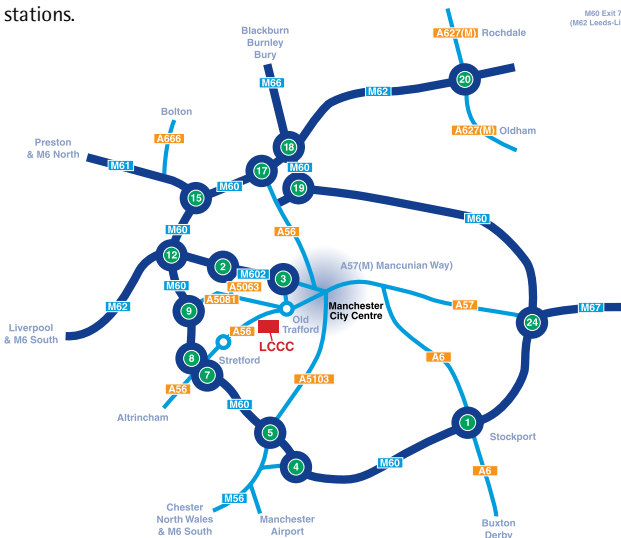
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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 Wednesday 1st May 2013

Sale starts at 2:00pm

1	BOLTON	4 & 4a Entwistle Street	Self-contained flat over shop
2	CRUMPSALL	Former Slattery's Bakery	Former bakery with PP for 2no. Flats & on-site parking
3	OLDHAM	135 Shaw Road	Trade counter / industrial premises
4	ROCHDALE	862 Manchester Road	Mixed use commercial property on busy main road
5	LEYLAND	41 Turpin Lane	Self-contained flat over shop
6	OLDHAM	17 Linney Lane	Single storey workshop unit
7	AHTON-UNDER-LYNE	22 Stockport Road	Shop premises with upper parts over
8	DURHAM	The Goldmine, 2 Cowley Street	Public house with potential for redevelopment
8a	MANCHESTER	164-166 Plymouth Grove	12 commercial & 3 residential investment properties
9	LEIGH	Leigh Conservative Club	Prominently situated club premises
10	MANCHESTER	74 & 74a Bury Old Road	Mixed use investment property on busy main road
11	LEYLAND	57 - 61 Towngate	Hot food takeaway & two storey office
12	MANCHESTER	138 Market Street	Vacant two storey terraced shop premises
13	MANCHESTER	Land at 12 Cockcroft Street	Parcel of land on site of former property
14	MANCHESTER	1-3 Walkden Road	Office and residential investment
15	MANCHESTER	1 Westminster Road	Single storey office & industrial storage unit
16	LEIGH	9 Railway Road	Vacant two storey town centre retail property
17	LONGSIGHT	Pink Bank Lane	Site with planning for pair of semi-detached dwellings
18	SALFORD	4 & 5 Laundry Street	3,850 sq ft warehouse / light industrial units with office
19	MANCHESTER	Irlam Conservative Club	Substantial conservative club with bowling green
20	BURNLEY	164 - 168 St James' Street	Substantial three storey retail premises
21	MANCHESTER	26 Culcheth Lane	Former public house - planning for five mews properties
22	MANCHESTER	12 - 18 King Street	Circa 5,000 sq ft retail unit in shopping centre
23	HYDE	148 & 150 Ashton Road	Office with flat & parking potential A3 use subject to PP
24	STALYBRIDGE	19 - 21 Melbourne Street	Three storey 3,216 sq ft showroom with rear parking
25	BARROW-IN-FURNESS	The Steelworks	Three storey public house
26	LEEDS	Staging Post	Freehold public house
27	MANCHESTER	33 Flixton Road	Two storey retail showroom property with on site parking
28	MANCHESTER	126 - 128 Royal Oak Road	Two shops, self contained flat, yard
29	BINGLEY	Bingley Conservative Club	Two storey conservative club, sold with vacant possession
30	BLYTH	The King's Head	Substantial four storey public house with cellars
30a	MANCHESTER	219 Burnage Lane	Former takeaway / restaurant with large accommodation
30b	MANCHESTER	Walkden Methodist Church	Former Methodist Church
30c	ASHTON	Booth St, and Stamford St	Double storey corner end terrace

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Somas Ahlen,
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.



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4 & 4a Entwistle Street, Tonge Moor, Bolton BL2 2ER

Former takeaway with self-contained flat over

Location	Huntrayde Avenue at corner with Entwistle Street, off Ainsworth Lane (B6208). The property is in a predominantly residential location
Details	Ground Floor: Takeaway area, kitchen, storage and lean to potato store 34 sq m (365 sq ft) First Floor: Self-contained flat with living room into kitchen, bedrooms, inner room (no external windows), bathroom Externally: Yard area to rear
Notes	The property requires refurbishment throughout and may be suitable for redevelopment/conversion subject to the necessary consents therefore interested parties are advised to consult with the local planning department directly
Rateable Value	2010 (Current) £1,650
EPC	Shop: Exempt, Flat Band D
Viewing	Block viewings available: contact the auction department on 0161 443 4747

Start time is 2:00pm

Lot 2



Former Slattery's Bakery, 6 Cleveland Road, Crumpsall, Manchester M8 4GS

1,308 sq ft former bakery with PP for 3no. flats & on-site parking

Location	Corner of Cleveland Road and Ingleton Avenue, both connecting to Delaunays Road approximately 100m from North Manchester General Hospital.
Description	Corner property which has been converted to form ground floor front retail unit and rear bakery. Planning consent was granted in March 2012 for the conversion to create 2no. 2 bed flats and 1no. 1 bed flat with on site parking for 3 cars.
Accommodation	Ground Floor: Retail Area: 211 sq ft / 20.6 sq m Rear Bakery: 407 sq ft / 37.9 sq m Extended Bakery Area: 130 sq ft / 12.1 sq m First Floor: Storage & Ancillary: 560 sq ft / 52.1 sq m
Tenure	Freehold
EPC rating	Band E
Viewing	Auction department 0161 443 4747

Guide Price: £95,000



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135 Shaw Road, Oldham OL1 3JA

Trade counter/industrial premises 121.4 sq m (1,318 sq ft)

Location	Situated fronting Shaw Road (B6194) approximately 150m from the junction with Huddersfield Road/Bottom O'th Moor(A62) and Oldham town centre.
Description	Single storey trade counter/industrial unit of brick/block construction beneath a mono pitched metal clad roof. Internally there is a partitioned office, retail counter and wc facilities. To the side is a detached concrete garage and car parking for circa 8-10 cars to the front.
Accommodation	Gross internal floor areas are as follows: Workshop/Warehouse - 74 sq m (797 sq ft) Office & Ancillary - 48.4 sq m (521 sq ft) TOTAL GIA: 121.4 sq m (1,318 sq ft)
Tenure	Please refer to legal pack.
Rateable Value	2010 rateable value £5,500
EPC rating	Band G
Viewing	Auction Department 0161 443 4747.

Start time is 2:00pm

Lot 4



Victoria Buildings, 862 Manchester Road, Castleton, Rochdale OL11 2SP

Mixed use commercial property on busy main road

Location	On Manchester Road (A662) close to Castleton Rail Station
Details	Shop: Ground Floor: Sales area, kitchen, WC 45 sq m, basement Flat: Ground Floor: kitchen First Floor: Lounge, two bedrooms, shower room
EPC	Flat: Band F
Tenure	To be confirmed
Possession	Vacant
Viewing	Auction department 0161 443 4747

Guide Price: £40,000 - £45,000



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41 Turpin Green Lane, Leyland PR25 3HA

Retail premises with self contained flat part income producing

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.
Notes	The ground floor benefits from UPVc double glazed shop frontage and air conditioning. The 1st floor flat is understood to be let at £60/week.
Tenure	Tenure is believed to be freehold.
EPC	On order
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 6



17 Linney Lane, Shaw, Oldham OL2 8HB

Single storey workshop unit 360.9 sq m (3,884 sq ft)

Location	Situated fronting onto Linney Lane approximately 100m from its junction with Crompton Way (A663) in Shaw. Junction 21 of the M62 motorway is situated approximately 2 miles to the north.
Description	Single storey workshop unit of brickwork elevations. Loading access is provided to the rear by way of full height sliding loading doors.
Accommodation	Gross internal floor areas: Workshop & Ancillary - 279 sq m (3,003 sq ft) Office - 37 sq m (398 sq ft) Mezzanine Storage Area - 44.9 sq m (483 sq ft) TOTAL GIA: 360.9 sq m (3,884 sq ft)
Tenure	Refer to legal pack.
EPC rating	On order.
Viewing	Auction Department 0161 443 4747.

Guide Price: £55,000 - £65,000



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22 Stockport Road, Ashton-under-lyne OL7 0LD

Shop premises with upper parts over.

Location	Stockport Road (A6017) near to junction with A635 William Street in a parade of shops
Details	Not inspected but reported to be: Ground Floor: Shop sales area, office and kitchen First Floor: 2 Storage Rooms Externally: Small yard area to rear
Notes	The property is let by way of lease reported to be £5,199.66 per annum on a new 5 year lease: full lease details will provided in the legal pack
EPC rating	Band D
Possession	Tenanted
Viewing	Refer to auctioneers 0161 443 4747

Start time is 2:00pm

Lot 8



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 is applicable in addition to the selling price. If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" and we can if requested supply this form via our joint agent. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk
Tenure	To be confirmed
EPC rating	Band D
Possession	Vacant
Viewing	Refer to auctioneers 0161 443 4747

Guide Price: £20,000



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164-166 Plymouth Grove, Longsight, Manchester M13 0AF
12 commercial & 3 residential investment properties on a site 0.99

Location	This property is located on Plymouth Grove, close to its junction with Upper Brook Street which provides direct access to Manchester City Centre
Details	The site measures approximately one acre in size and encompasses twelve commercial and three residential units totalling approximately 32,000 square feet.
Notes	In its present state the site generates upwards of £100,000 pa. Given the location of the site and its proximity to Manchester University and the Manchester Hospitals complex the site represents an excellent redevelopment opportunity. The site could suit redevelopment for student accommodation or key worker accommodation, amongst a range of other potential uses subject to planning.
Tenancies	A full schedule will be provided in the legal pack
Possession	Tenanted unless otherwise stated
Tenure	The property is freehold, consisting of three titles.
EPC ratings	All on order

Start time is 2:00pm

Lot 9



Leigh Conservative Club, Railway Road, Leigh WN7 4AX

Substantial town centre building

Directions

Location:

Prominently situated fronting Railway Road in Leigh town centre adjacent to the town hall.

Details

Location:

Prominently situated fronting Railway Road in Leigh town centre adjacent to the town hall.

Description:

Three storey traditionally constructed building, currently occupied as Leigh Conservative Club, considered suitable for a variety of uses subject to consent being obtained. The ground floor is utilised as club premises, whilst the first floor is being used as snooker club/nightclub. The second floor has been unused for a number of years.

Accommodation:

Ground Floor - 5,325 sq ft (495 sq m)

First Floor - 4,400 sq ft (409 sq m)

Second Floor - Not Measured.

Tenure:

Freehold.

Guide Price: £100,000



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74 & 74a Bury Old Road, Whitefield, Manchester M45 6TL

Mixed use investment property on busy main road

Location On Bury Old Road (A665) in a parade of shops, close to junction with Walker Street

Details Not inspected but reported as:

Ground Floor: Hairdressers premises circa 38.7 sq m (419 sq ft) plus cellar
First Floor: Self-contained flat, lounge, kitchen, bedroom, bathroom

Notes

The property is tenanted as follows:
Shop: Lease expiring 4th March 2013, rent £354.17 per month
Flat: AST holding over, rent £375 per month
All tenancy agreements will be made available in the legal pack

EPC rating

Shop: On order
Flat: Band D

Possession

Tenanted unless otherwise stated

Viewing

External viewings only, the tenants must not be disturbed

Start time is 2:00pm

Lot 11



57 - 61 Towngate, Leyland PR25 2FQ

Hot food takeaway & two storey former solicitors office

Location	Situated in the centre of Leyland town centre, directly opposite the modern Tesco superstore.
Description	<p>Traditionally constructed two storey building comprising ground floor former hot food takeaway (nos. 57-59) and ground and first floor former solicitors office (no.61).</p> <p>We are acting on behalf of the mortgagee NOT in possession and therefore have only inspected the property externally.</p> <p>To the rear of no.61 Towngate, there is some sort of container storage on the rear land.</p>
Accommodation	<p>As we have not been able to inspect the premises internally, we have taken the below floor areas from the Valuation Office as follows:</p> <p>57-59 Towngate: Ground Floor: Retail Area (50.4 sq m) Kitchen/Prep Area (15.7 sq m) Staff WCs TOTAL 66.1 sq m (711 sq ft)</p> <p>61 Towngate: Ground Floor: Retail/Office Area (45.8 sq m) Kitchen (3.9 sq m) Office (9.6 sq m) First Floor - Offices (111 sq m) TOTAL 170.3 sq m (1,833 sq ft)</p>

Guide Price: £75,000



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Note	That any sale will be subject to any occupancy and leases in place and the property is sold as seen
Tenure	Please refer to legal pack
EPC rating	57-59 Towngate: Band D 61 Towngate: Band E
Viewing	No internal viewings available

Start time is 2:00pm

Lot 12



138 Market Street, Atherton, Manchester M46 0DX

Vacant two storey terraced shop premises

Location	The property is located at the westerly end of Market Street in Atherton Town Centre
Details	Traditionally constructed two storey mid terrace retail premises Ground Floor: Front shop: 16.8 sq m Rear shop/store: 11.5 sq m Kitchen: 6.7 sq m Understairs store: 1.1 sq m WC First Floor: Front room: 14.3 sq m Rear Room: 12.1 sq m Externally: Rear yard
EPC rating	Band D
Tenure	Freehold: refer to legal pack for confirmation
Viewing	Auction department 0161 443 4747

Guide Price: £35,000 - £40,000



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Land At, 12 Cockcroft Street, Blackley, Manchester M9 4DE

Parcel of land on site of former property

Directions The site is located off Rochdale Road (A664) on the far corner with Ada Street

Deatils Small parcel of land adjacent to residential property

Notes TIt is not clear what the parcel of land was previously be it residential or commercial property, the outlined map is for identification purposes only.
Interested parties are advised to consult with the local planning department directly regarding permission

Tenure Refer to legal pack

Possession Vacant

Viewing Open site

Start time is 2:00pm

Lot 14



1-3 Walkden Road, Manchester M28 3DA

Office and residential investment producing £18,340 pa

Location	Situated at the northley end of Walkden Road at its junction with Manchester Road (A6) in the centre of Walkden.
Description	Traditionally constructed two storey property providing self contained ground floor office premises with first floor self contained two bed flat. The property benefits from recent refurbishment throughout and also has the benefit of hoarding on the gable, producing an income. There are 2 no car parking spaces to the rear of the property.
Accommodation	Ground Floor Office 80.55 sq m (867 sq ft) First Floor 2 bedrooms, bathroom and open plan lounge/kitchen
Tenancies	The ground floor is currently let to Lee Electrical & Sons Ltd by way of a 3 year lease from September 2012 at a rental of £12,000 per annum. The first floor two bed flat is let to Mr Gary Porter by way of a 12 month AST from April 2012 at a rental of £525 pcm The gable hoarding is let to Lynch Taxis by informal arrangement at a rental of £40 per calendar month. The owners of Nos. 1-3 Walkden Road are also entitled to ground rent income, equating f £11.68 per year from Nos. 1-11 Walkden Road.
Tenure	Believed to be long leasehold for the residue of a 999 year lease.

Guide Price: £140,000 - £145,000



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EPC

1A Walkden Road - Band E
3 Walkden Road - Band C

Viewing

Auction Department 0161 443 4747.

Start time is 2:00pm

Lot 15



1 Westminster Road, Walkden, Manchester M28 3AW

Single storey office & industrial storage unit producing £400 pcm

Location	Situated at the top of Westminster Road close to its junction with Walkden Road & Manchester Road in the centre of Walkden.
Description	Modern single storey office and storage unit of brick elevation beneath a pitched roof covered with tiles. Roller shutter loading access is providing to the front elevation.
Accommodation	Storage area, 2 no. Offices, kitchen & WC. Totalling 59.54 sq m (641 sq ft)
Tenancy	The property is currently let by way of a 6 month lease agreement from 1st February 2013 at a passing rent of £4,800 per annum exclusive.
Tenure	Believed to be Long Leasehold for the residue of 999 year lease.
EPC rating	Band E
Viewing	Auction Department 0161 443 4747.

Guide Price: £40,000 - £45,000



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9 Railway Road, Leigh WN7 4AA

Vacant two storey town centre retail property

Location	Situated fronting onto Railway Road in Leigh town centre.
Description	Traditionally constructed two storey retail premises considered suitable for various uses subject to consent being obtained.
Accommodation	The premises has the following net internal floor areas: Ground Floor Open Plan Retail/Sales Area - 550 sq ft (51 sq m) First Floor Open Plan Sales Area - 336 sq ft (31 sq m) Kitchen & WC
Tenure	Believed to be freehold.
EPC rating	On order.
Viewing	Auction Department 0161 443 4747.

Start time is 2:00pm

Lot 17



The Former Bungalow, Pink Bank Lane, Longsight M12 5QR Site with planning for pair of semi-detached dwellings

Location	The plot is on Pink Bank lane close to St. Peters School
Details	<p>The properties planning has been approved to provide 2 semi-detached new build properties on the Belle Vue/Longsight border of circa approximately 1,650 square feet per unit</p> <p>We are interested in talking to prospective buyers now so that if you wish we can discuss the finer details such as the kitchen and bathrooms before they are bought and fitted.</p> <p>The accommodation on offer is to comprise four bedrooms, three bathrooms including an en-suite and ground floor cloakroom and the living accommodation is to be a large lounge, spacious kitchen, dining room, study and utility.</p> <p>Externally the finished properties will have gardens and a driveway.</p>
Planning	<p>Planning reference 096937</p> <p>All interested parties are advised to consult with the local planning team at Manchester City Council</p>
Viewing	Open site
Possession	Vacant

Guide Price: £75,000 - £80,000



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4 & 5 Laundry Street, Salford M6 6WJ

3,850 sq ft warehouse/light industrial units with offices & mezzanine

Location Laundry Street is found by turning right off Cobden Street, accessed from Cromwell Road (A576) near Broad Street (A6) roundabout

Details The premises are in two separate units:

Unit 4: 1,150 sq ft (106.8 sq m) is single storey with roller shutter and small vestibule

Unit 5: 2,300 sq ft (213.67 sq m) plus 400 sq ft (37 sq m) mezzanine floor. Roller shutter, vestibule leading to two offices, separate reception, WC and kitchen area, large open plan interior with mezzanine.

Externally: Large communal yard with perimeter fencing and double gates.

EPC rating Band E

Tenancies Unit 4: 1 year lease from 01 APR 2013 at £400 per month
Unit 5: 1 year lease from 01 NOV 2012 at £650 per month rising to £700 per month from 01 May 2013
Full lease information will be contained in the legal pack

Possession Tenanted

Viewing Strictly by appointment with the auctioneers 0161 443 4747

Start time is 2:00pm

Lot 19



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

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.

Accommodation:

The property briefly comprises of the following Gross Internal Floor Areas:

Ground Floor - 329.64 sq m (3,548 sq ft) Comprising TV Room, Lounge, Bar, Games Room, WC's and Ancillary.

First Floor - 329.64 sq m (3,548 sq ft) Comprising Function Room, Kitchen, Buffet Room, WC's and Ancillary.

Second Floor - 79.56 sq m (856 sq ft) Comprising 3no. Beds, Living Room, Kitchen, Bathroom and WC.

Total GIA: 738.84 sq m (7,952 sq ft)

Basement/Beer Cellar - not measured.

Site Area - 0.43 acre

Guide Price: £175,000



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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

Start time is 2:00pm

Lot 20



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

Guide Price: £180,000 - £200,000



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Tenure To be confirmed

EPC rating EPC on order

Possession Vacant

Viewing Refer to Auctioneers office 0161 443 4747

Start time is 2:00pm

Lot 21



The Former Soap Box, 26 Culcheth Lane, Newton Heath, Manchester M40 1LU

Former public house with planning for five mews properties

Location	Culcheth Lane at junction with Heathorn Street/Tandlewood Mews in a predominantly residential location
Building	The property is known locally as "The Former Soap Box" a local public house which has been closed for several years which is a three storey property with basement and a large car park to the rear and side.
Notes	We are advised by the current owners that the property is to be sold exempt of VAT, however all parties are advised to satisfy themselves as to the current situation surrounding this.
Planning	Planning permission has been approved for the erection of 5 no. Part 2 storey, part 3 storey terraced houses with associated car parking, landscaping and boundary treatment following demolition of former public house Application number 098375/FO/2012/N1
EPC rating	Band D
Possession	Vacant
Viewing	Auction department 0161 443 4747

Guide Price: £70,000 - £80,000



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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

Start time is 2:00pm

Lot 23



148 & 150 Ashton Road, Newton, Hyde SK14 4RH

Office with flat and parking potential for A3 use subject to PP

Location Ashton Road (B6170) on Dukinfield border at the intersection of Cheetham Hill Road and Birch Lane

Details Excellent Live/Work opportunity on busy route with yard and car park. Former public house which has been extended and altered to provide ground floor offices and extensive first floor living accommodation with on site car park flagged yard and partial cellar.

Accommodation Ground Floor:-
5 Rooms and fitted kitchen totalling 75.21 sq.m. (810 sq ft) net.
Extension contains Male and Female W.C. Areas with showers plus further kitchen of 9 m.sq. (97 sq ft) net.
Access to cellar beneath part of the property.
First Floor:-
Comprising, Living room, Dining Room/Bedroom.
Two further Bedrooms, Kitchen, Bathroom plus separate W.C.
First floor gross internal floor area 122.62 sa.m (1320 sa ft).

Guide Price: £60,000 - £70,000



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Notes

Last used as offices and flat. Prospective tenants should enquire with Tameside MBC as to the legality of their proposed use.

The lined map is for identification purposes only and the title should be

Start time is 2:00pm

Lot 24



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

Three storey 3,216 sq ft (300 sq m) showroom with rear parking

Location The property is located in the main retail centre off Market Street

Details The property is a former retail premises with showrooms over three floors plus storage/warehousing in the basement levels. It has the advantage of its own parking to the rear off Back Melbourne Street

Accommodation 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)

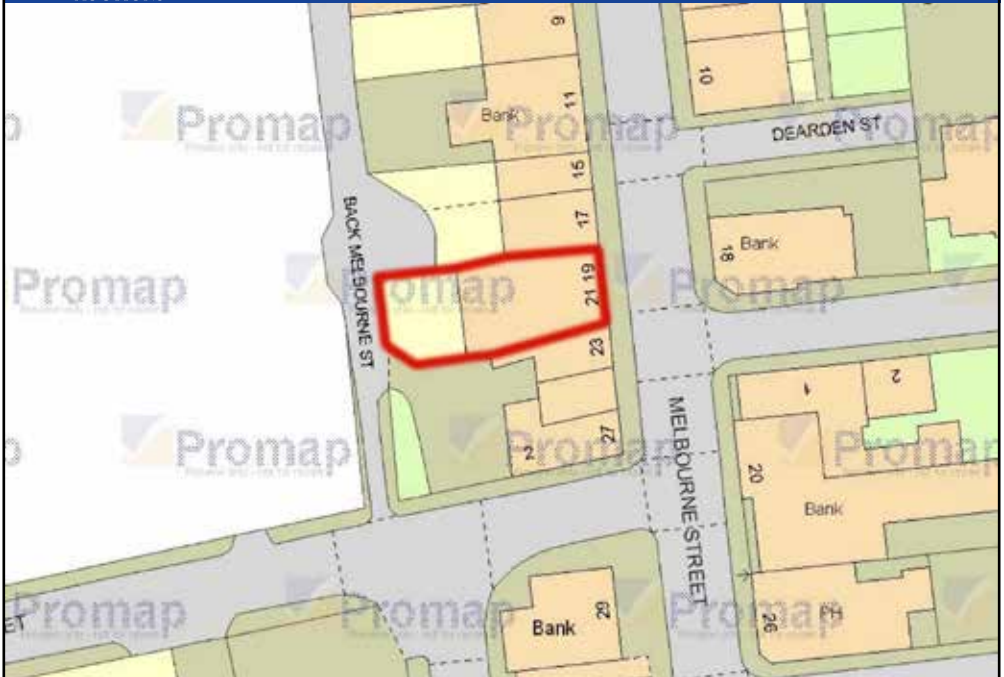
Exterior: Walled yard/parking

Guide Price: £85,000 - £95,000



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Note	The property may be suitable for conversion of upper parts or alternative uses subject to the necessary consents and interested parties are advised to consult with the local planning department directly for change of use and redevelopment
EPC	Band C
Possession	Vacant
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 25



The Steelworks, 3-7 Buccleuch Street, Barrow-in-furness LA14 1SS

Three storey Public House

Location Located on the corner of Montague Street on the fringe of the town centre on a main road into town. The area is predominantly residential with some main road fronting businesses.

Details Accommodation comprising:

Ground Floor: Public bar with games area, lounge bar served by a central bar servery. WCs

First Floor: Private accommodation comprising lounge, kitchen, laundry room, three bedrooms, bathroom, shower room, separate WC, plus office, spirit store and storeroom.

Second Floor: Two former bedrooms and additional store

Basement: Beer cellars and stores

Externally: Enclosed beer garden/yard with smoking shelter

Fixtures & Fittings No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the vendor.

Guide Price: £60,000 - £70,000



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Note The property may lend itself to conversion or alternative uses subject to planning permission therefore interested parties are advised to consult with the local planning office directly.

EPC rating Band B

VAT VAT will be payable in addition to the purchase price.

If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" and we can if requested supply this form via our joint agent. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk

Tenure Freehold

Viewing Auction department 0161 443 4747

Start time is 2:00pm

Lot 26



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>
Fixtures & Fittings	No fittings or fixtures will be included in the sale unless agreed. Any third party items such as gaming machines, dispensing equipment, sound systems etc will also be excluded. Any fixtures or fittings left in the property at completion will be assumed to have been abandoned and there is no responsibility or requirement for these to be removed by the vendor

Guide Price: £60,000



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VAT VAT will be payable in addition to the purchase price.

If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" and we can if requested supply this form via our joint agent. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk

Tenure To be confirmed

EPC rating Band E

Possession Vacant

Viewing Auction department 0161 443 4747

Start time is 2:00pm

Lot 27



33 Flixton Road, Urmston, Manchester M41 5AW

Two storey retail showroom property with on site parking.

Location	Situated in the centre of Urmston, close to all amenities including Urmston train station.
Description	<p>Double fronted and extended open plan retail showroom with first floor office and ancillary accommodation considered suitable for residential conversion subject to planning permission</p> <p>The property benefits from roller shutter security, intruder alarm, gas central heating to first floor, double glazing and car parking space to the rear and a front forecourt</p>
Accommodation	<p>Ground Floor Retail Showroom - 986 sq ft (91.6 sq m)</p> <p>First Floor Front Store 1 - 173 sq ft (16.07 sq m) Front Store 2 - 26 sq ft (2.42 sq m) Rear Office - 172 sq ft (16 sq m) Kitchen - 49 sq ft (4.57 sq m) WC TOTAL NIA: 1,406 sq ft (130.66 sq m)</p>
EPC rating	Band C
Viewing	Auction Department 0161 443 4747

Guide Price: £125,000 - £150,000



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

Two shops, self contained flat, yard

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: Yard only
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

Start time is 2:00pm

Lot 29



Bingley Conservative Club, 110 Main Street, Bingley BD16 2JH

Two storey conservative club, sold with vacant possession.

Location Situated in the centre of Bingley with a number of retail and leisure operators in the immediate vicinity.

Details Two storey stone built property providing accommodation over 3 levels, basement, ground and first floor. The property briefly provides, ground floor bar & games room, first floor function room & ancillary and basement with storage areas

The property is considered suitable for a variety of uses subject to planning consent being obtained.

Accommodation The property provides the following net internal floor area:

Ground Floor: Main bar area, games/snooker room, rear room, ladies and gents wc. 165.18 sq m (1,778 sq ft)

First Floor: Function room, ladies and gents wc, office and kitchen. 175.87 sq m (1,893 sq ft)

Basement: Beer cellar, storage & ancillary. Inspected but not measured.

Total NIA: 341 sq m (3,671 sq ft)

Guide Price: £150,000 - £175,000



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Business Rates 2010 Rateable Value - £6,800

Tenure Freehold

EPC Rating Band C

Possession Vacant

Viewing Auction department 0161 443 4747

Start time is 2:00pm

Lot 30



The King's Head, 85 Bridge Street, Blyth NE24 3AE

Substantial four storey public house with cellars

Location On the (B1239) Bridge Street adjacent to the Steamboat Inn/Hotel and close to Tate Street and Oddfellows Arms

Details Ground Floor: 325 sq m (3,500 sq ft) public bars, "Sports Bar", "Captains Bar" and private flat with living room, kitchen, two bedrooms and bathroom
First Floor: 325 sq m (3,500 sq ft) "Jumping Jax" Nightclub with bar area, dance floor, lounge and DJ booth, "Beach Bar" themed area with separate bar area, kitchen
Second Floor: 8 office and storage rooms, Bathroom and WC
Third Floor: 4 dilapidated rooms in eaves conversion
Basement: Extensive basement area with beer cellar and storage
Externally: Licensed outdoor trading area with raised decking and delivery yard

Note VAT will be payable in addition to the purchase price.

If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" and we can if requested supply this form via our joint agent. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk

Guide Price: £125,000 - £150,000



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Fixtures & Fittings

No fittings or fixtures will be included in the sale unless agreed. Any third party items such as gaming machines, dispensing equipment, sound systems etc will also be excluded. Any fixtures or fittings left in the property at completion will be assumed to have been abandoned and there is no responsibility or requirement for these to be removed by the vendor

EPC rating

Band E

Tenure

Freehold

Possession

Vacant

Viewing

Auction Department 0161 443 4747

Start time is 2:00pm

Lot 30a



219 Burnage Lane, Manchester M19 1FN

Former takeaway/restaurant with large accommodation over

Location The property is located in a parade of shops in a busy retail area servicing the densely populated local area

Details Ground Floor: Seating area, kitchen, preparation room, storage room, downstairs WC and staffroom
First Floor: Living room, bathroom, four bedrooms, and first floor sun lounge/conservatory with kitchen fittings
Externally: Attached garage, small yard/bin areas

NIA ground floor is 81 sq m (979 sq ft)

Note The property does require refurbishment on all floors.

The shop may suit alternative uses and the upper parts may lend themselves to conversion to a self contained residential dwelling subject to the necessary consents.

Interested parties are advised to consult with the local planning department directly at Manchester City Council

EPC rating EPC on order

Possession Vacant

Viewing Auction department 0161 443 4747

Guide Price: £200,000 - £225,000



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Walkden Methodist Church, Memorial Road, Worsley, Manchester M28 3AG

Former Methodist Church.

Location The property is situated fronting onto Memorial Road (A575) at its junction with Rushton Street in Walkden.

Details Large single traditional church with some two storey parts GIA being circa 565.40 sq m (6,086 sq ft)

The Church occupies a plot that is approximately 0.21 acres providing 7 parking spaces

Planning The property may suit other uses or residential redevelopment subject to the necessary consents and interested parties are advised to consult with the local planning department directly

Possession Vacant

Tenure Refer to legal pack

Viewing Auction department 0161 443 4747

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



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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: _____

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