

Start time is 2:00pm

Lot 35a



2 & 2a The Circle, Barton Road, Stretford M32 9TR

Retail premises with three bedroom flat over

Location	The property is located in a parade of shops on The Circle off Barton Road (off J9 M60)
Details	Ground Floor: Shop premises approximately 81 sq m (870 sq ft) plus full length cellar First Floor: (access to flat from rear) landing, living room, dining kitchen, three bedrooms, bathroom Externally: Garden area to front, rear yard
Planning	The building may lend itself to other uses subject to consents and the accommodation had planning ref H/71570 approved with conditions to convert the upper floors to 2 self-contained one bedroom flats Interested parties are advised to consult with the local planning department directly at Trafford Council or alternatively contact Mellor Dowd Planning Services on 0161 443 4718
EPC	On order
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Guide Price: £95,000



www.rogerhannauctions.co.uk

you MUST read the notices to prospective buyers!



Former Public WCs, Moss Lane West, Brooks Bar, Manchester M15 5PQ

Single storey former WC on prominent main road

Location	The property is located at the 4-way crossroad junction of Moss Lane West, Withington Road, Upper Chorlton Road and Chorlton Road
Details	Former public convenience sited on a prominent main road position. We have not been able to gain access to the building and therefore cannot make any statement regarding the accommodation nor condition. The perimeter is enclosed by railings.
Planning	It is considered that the property may be suitable for conversion/development for A2 usage or similar. Interested parties are advised to consult with the local planning department directly at Manchester City Council or alternatively contact Mellor Dowd Planning Services on 0161 443 4718
Tenure	Leasehold 125 years from 15.08.2001 at peppercorn rent: refer to legal pack for further information
Possession	Vacant on completion
Viewing	Open site

you MUST read the notices to prospective buyers!

Lot 67a

EDWARD
mellor



337 Holden Road, Leigh WN7 2HG

Three bedroom semi detached property

Directions	Off the A572 at the junction with Chapel Street and Manchester Road
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear. Driveway
Note	Gas central heating and partial double glazing. The vendor of this property is a director of Edward Mellor Ltd
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

EDWARD
mellor

Guide Price: £80,000 +

email: auction@edwardmellor.co.uk

0161 443 4740

you MUST read the notices to prospective buyers!

EDWARD
mellor

Lot 84



16 Rivington Avenue, Windlehurst, St Helens WA10 6UW

Three bedroom semi detached property

Directions Off City Road which is off East Lancashire Road (A560) close to Victoria Park

Accommodation Not inspected
Ground floor: Lounge, dining room, kitchen
First floor: Three bedrooms, bathroom
Exterior: Gardens to the front and rear

Note Gas central heating. As a late entry, this property if not sold in our June auction will be re-offered in the 23 July sale

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

EDWARD
mellor

Guide Price: £75,000 +

email: auction@edwardmellor.co.uk

0161 443 4740