



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

Wednesday 12th June 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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SUCCESS STORIES

from our last auction



Entwistle Street

Bolton

Former Takeaway

Guide price £15,000

Sold for £37,500



Bury Old Road

Whitefield

Mixed use investment

Guide price £75,000

Sold for £100,000



The Staging Post

Leeds

Public House

Guide price £60,000

Sold for £70,000

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auction dates for 2013

Auction

Wednesday 12th June 2013

Tuesday 23rd July 2013

Wednesday 18th September

Closing Date

14th May 2013

25th June 2013

20th August 2013

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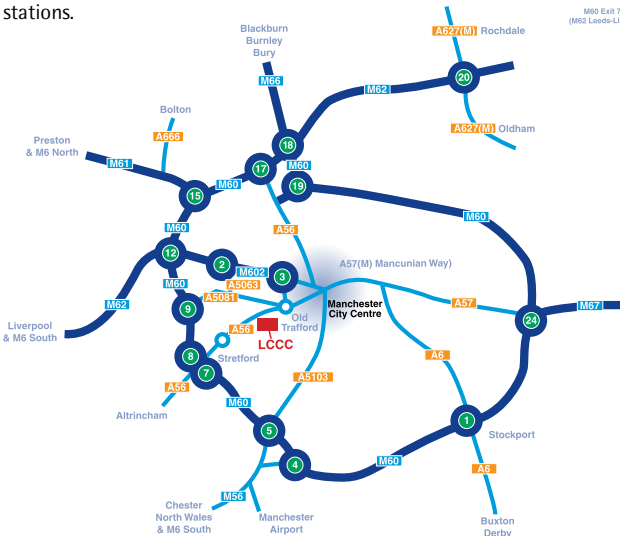
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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 12th June 2013

Sale starts at 2:00pm

1	CRUMPSALL	11 Lansdowne Road	Retail unit with 3 bed accommodation
2	STOCKPORT CENTRAL	18-20 Lower Hillgate	Three storey shop/office building
3	LEYLAND	41 Turpin Green Lane	Retail premises with self contained flat over
4	CLIFTON	10 Manchester Road	Shop/office with living accommodation
5	WYTHENSHAW	126-128 Royal Oak Road	Two shops, self contained flat, yard
6	ATHERTON	119 Market Street	Vacant two storey retail premises
7	ECCLES	28-30 Church Street	Pair of part vacant shop/office buildings
8	STOCKPORT	Unit 4 Ford Street, Brinksway	2,000 sq ft warehouse & storage
9	FARNWORTH	Site at Crescent Road	Undeveloped plot of land circa 3.9 acres
10	CITY CENTRE	2-5 City Point, Chapel Street	Modern ground floor office space with parking
11	CARRINGTON	Land at Carrington Lane	Vacant plot of land circa 1.84 acres
12	BURNAGE	219 Burnage Lane	Former takeaway/restaurant & accommodation
13	HARPURHEY	Harpurhey Social Club	Former social club premises
14	HYDE	102 Market Street	Tenanted office and shop building.
15	TYLDESLEY	Glenview Road	Parts of unadopted road and footpath
16	OPENSHAW	Elizabeth House	Modern office block with on site parking - 44 cars
17	MIDDLETON	Former Milton Street Day Nursery	Former day care centre, potential redevelopment
18	NEWTON LE WILLOWS	Legh Street	Site with lapsed planning for shopping centre
19	OFFERTON	Land at Bean Leach Road	Vacant parcel of amenity land 3.32 acres
20	ROSSENDALE	Highfield House, Grane Road	Detached property with two development plots
21	BLYTH	The Kings Head	Substantial four storey public house with cellars
22	BARROW IN FURNESS	The Steelworks	Three storey public house
23	TYNE & WEAR	The Queens	Freehold Public House
24	LANCASTER	Melbourne Social Club	Former social club premises
25	BOLTON	Land at Lostock Junction	Parcel of vacant land circa 8.15 acres
26	ROCHDALE	862 Manchester Road	Former hairdressers with accommodation over
27	GOOLE	RAOB Club, Chapel Street	Former social club premises
28	BARROW IN FURNESS	British Workmans Club	Semi-detached club premises, 4,500 sq ft
29	STOCKTON ON TEES	Unit BT 20, 5 Neville Road	23,785 sq ft warehouse on site of 1.52 acres
30	STOCKPORT CENTRAL	35 Little Underbank	Tenanted shop PP for flat over
31	WALKDEN	1 Westminster Road	Single storey office and industrial unit
32	URMSTON	33 Flixton Road	Two storey retail showroom with parking
33	WALKDEN	1-3 Walkden Road	Office & Residential investment
34	LEIGH	9 Railway Road	Vacant two storey retail premises
35	FARNWORTH	Unit 9 Farnworth Industrial Estate	Modern industrial unit with shared parking/yard

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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.



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11 Lansdowne Road, Crumpsall, Manchester M8 5SF

Ground floor retail unit with 3 bed living accommodation

Location	Situated within a parade of shops in the Crumpsall Green area of north Manchester. Manchester city centre being situated approximately 2 miles to the south.
Description	Three storey inner terrace property briefly comprising ground floor retail unit with integral first and second floor three bed living accommodation.
Accommodation	Ground Floor:- Sales Area - 472 Sq Ft (43.82 Sq M) Rear Store - 78 Sq Ft (7.29 Sq M) WC First Floor:- Rear Bathroom - 41 Sq Ft (3.8 Sq M) Kitchen - 72 Sq Ft (6.65 Sq M) Rear Double Bedroom - 158 Sq Ft (14.65) Front Lounge - 234 Sq Ft (21.7 Sq M) Second Floor:- Front Bedroom - 159 Sq Ft (14.78 Sq M) Rear Bedroom - 158 Sq Ft (14.69 Sq M)
Tenure	Believed to be freehold.
EPC	Band F.
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 2



18-20 Lower Hillgate, Stockport SK1 1JE

Double fronted town centre shop premises with upper floors.

Location	The property is found in the rapidly developing Underbanks location on the corner of the pedestrianised area at Coopers Brow
Details	The property is located in the "Underbanks" conservation area of Stockport Town Centre where many new apartments are being developed as part of the regeneration scheme
Accommodation	Ground Floor: Shop area First Floor: Two rooms Second Floor: General office space, store room, WC. NIA 55.4 sq m (596 sq ft)
Notes	Note: The property is freehold and free from chief rent. May be suitable for redevelopment and conversion subject to the necessary consents. Parties interested in change of use or planning issues can contact Mellor Dowd for advice on 0161 443 4500
EPC rating	On order
Viewing	Auction department 0161 443 4747

Guide Price: £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 its 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 4



10 Manchester Road, Clifton, Swinton, Manchester M27 6NY

Shop / Office with 2 bed living accommodation

Location	Fronting Manchester Road (A666) in the Clifton area of Swinton approximately 200m from junction 16 of the M60.
Description	Traditionally constructed end terrace property, previously used as retail / office to ground floor and 1st floor 2 bed living accommodation. Considered suitable for a variety of uses including residential (subject to consent). Double glazing and gas fired central heating are installed.
Details	GROUND FLOOR Front Office - 36.98 sq m Mid Office 11.87 sq m Kitchen 2.6 sq m WC Rear Store 3.36 sq m FIRST FLOOR Living Room Bed 1 with ensuite Rear Bed 2 Showeroom Basement storage not measured
Tenure	Freehold
EPC rating	Band F.
Viewing	Auction department 0161 443 4747

Guide Price: £40,000



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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 6



119 Market Street, Atherton M46 0DF

Vacant two storey retail premises

Location	Situated on Market Street, the main shopping street in Atherton town centre.
Description	Traditionally constructed two storey retail premises, the shop front being protected by way of security roller shutters.
Details	We have taken the following net internal floor areas from the valuation office: Ground Floor Retail Sales Area - 34.8 sq m (375 sq ft) Store - 8.9 sq m (96 sq ft) First Floor Storage Areas - 26.3 sq m (283 sq ft) WC
Tenure	Believed to be freehold.
EPC rating	Band G
Viewing	Auction department 0161 443 4747.

Guide Price: £40,000



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28 - 30 Church Street, Eccles, Manchester M30 0DF

Pair of three storey retail and office premises

Location	The property is located on Church Street at the top end of the pedestrianised area opposite Eccles Parish Church of St Mary the Virgin
Details	The property comprises two shops with accommodation over three floors plus basement, the buildings being interconnected at first floor level. The ground floor comprises retail space to the front elevation with rear office space behind and associated WCs and kitchen space; both first and second floors have individual rooms and toilet facilities. The map is intended for identifying the location of the property and must not be relied upon as the property boundary; the legal pack will clarify the actual premises that are being sold
Notes	The upper floors may lend themselves to conversion to residential units subject to consents: Interested parties can contact Mellor Dowd for advice on planning if required on 0161 443 4500
EPC rating	Band E
Possession	There is a lease attached to the premises to Guardian Newspapers Ltd that expires in April 2014 with the rent in the region of £16,000 per annum. The details of this lease will be available in the legal pack. The tenant may surrender the lease post completion if the purchaser desires, however this cannot be verified at this stage
Viewing	Viewings are available on this lot: Auction department 0161 443 4747

Start time is 2:00pm

Lot 8



Heapriding Business Park, Unit 4 Ford Street, Brinksway, Stockport SK3 0BT

Three storey mill & single storey unit to rear: PP to demolish mill

Location The property is located off J1 of the M60 at Stockport just off Brinksway on a predominantly industrial location

Details Comprising an older style industrial building. The front section is three storey and has the benefit of full height brickwork elevations all under a pitched slate roof. The accommodation is currently used for storage purposes. To the rear of the property there is a single storey extension of steel frame construction with brickwork elevations all under a pitched roof. Loading and unloading facilities are available to the right hand side of the building where there is a full height roller shutter loading door. The property provides flexible accommodation and could be converted to provide office, showroom or workshop space. Alternatively, consideration could be given to the demolition of the front three storey section, providing the single storey industrial/warehouse bays with a private yard area.

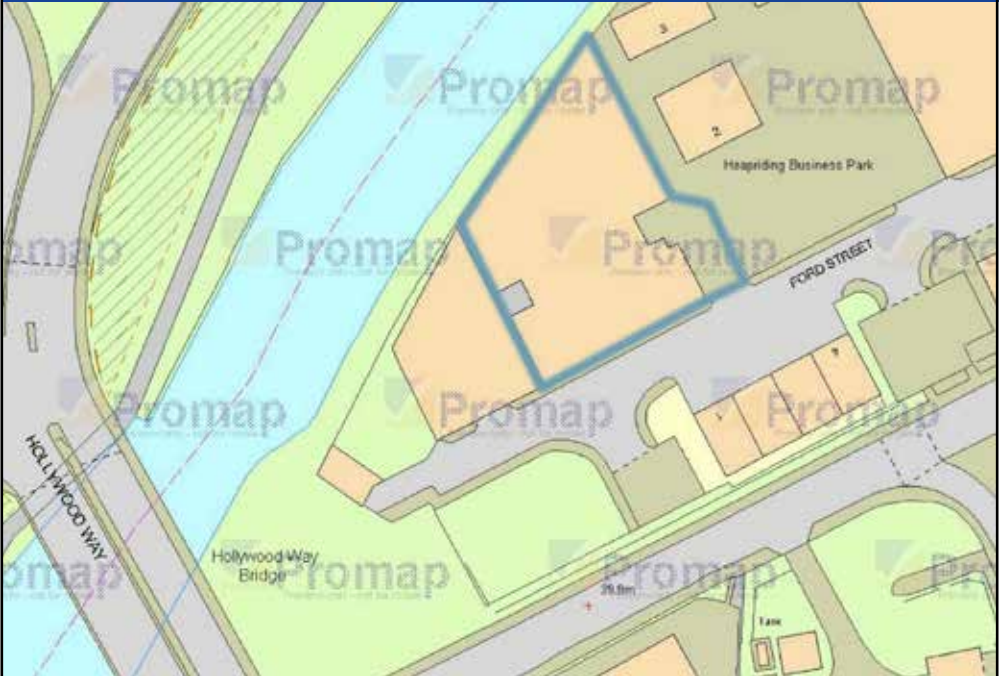
Total Floor Area: 19,754 sq ft (1,835.2 sq m)

Guide Price: £225,000 to £250,000



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Additional	SERVICES: All mains services are available to the property including three phase and single phase electricity, gas, water and drainage
VAT	VAT is payable on the purchase price of this lot
EPC	The building is regarded as being exempt under current guidelines being B8, storage and distribution
Tenure	Freehold and free from chief rent.
Possession	Vacant
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 9



Site at Crescent Road, Farnworth, Bolton BL3 2JS

Undeveloped parcel of land extending to 3.9 acres

Location	The site is located to the north of Farnworth, the site being accessed at the junction of Crescent Road and Lynwood Avenue
Nature of sale	On behalf of Administrators
Details	For identification purposes only, the site location is indicated on the published map, however this must not be relied upon as the true boundary, this will be clarified in the legal pack. The site is estimated as extending to 3.9 acres (125.05 HA) or thereabouts
Planning	The site has no planning applications having been submitted and may be suitable for residential planning subject to the relevant permission. Interested parties are advised to consult with the local planning team directly or if you need quick advice contact Mellor Dowd Planning Services on 0161 443 4500
VAT	We are not aware of any VAT liability on this lot, however prospective purchasers must make their own enquiries and be satisfied about this matter
Tenure	Freehold
Viewing	The site can be seen at the entrance, however if a full site inspection is required you must contact the auction department to arrange a viewing on 0161 443 4747

Guide Price: £50,000+



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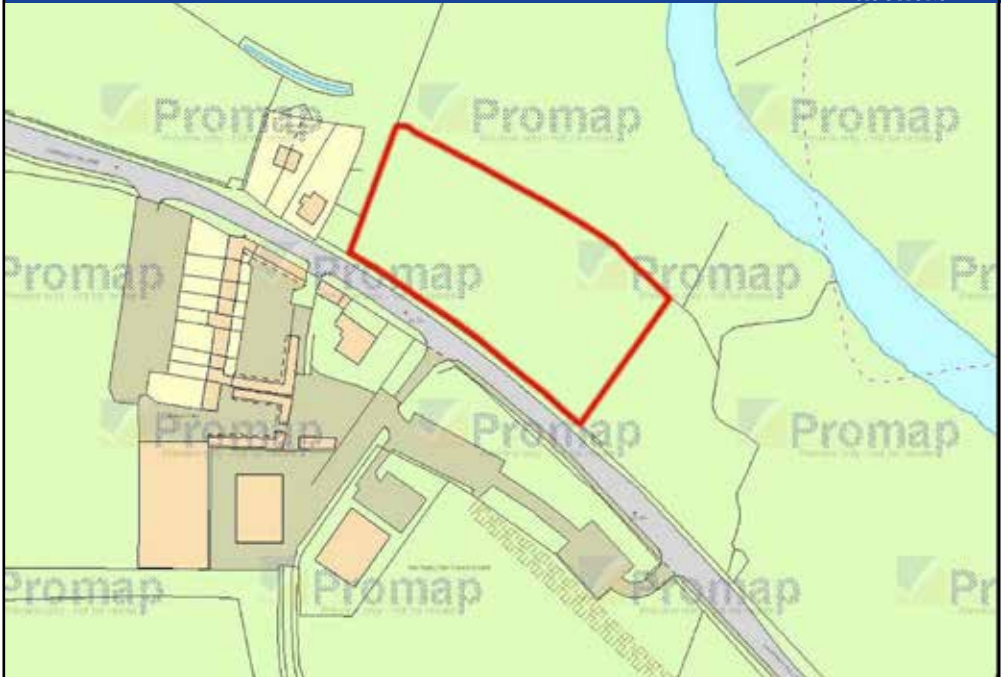
2-5 City Point 2, 156 Chapel Street, Salford M3 6BF

Modern ground floor office space with parking

Location	Comprising the ground floor of the City Point 2 development, prominently situated fronting Chapel Street (A6).
Description	Ground floor self contained modern offices benefitting from double glazing, security grills to windows, recent redecoration, perimeter trunking, suspended ceilings and electric security shutters to the entrance. Externally there is on site parking.
Details	The net internal floor area is 3,089 sq ft (286.89 sq m)
Tenure	Please refer to legal pack.
Possession	Vacant
EPC rating	Band F.
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 11



Land at Carrington Lane, Carrington, Manchester M31 4AE

Vacant parcel of land extending to 1.84 acres

Location	The site is located in Carrington near to the Carrington Training Facility for Manchester City FC
Nature of sale	Administrators
Planning	The site was adopted under the Trafford UDP in June 2006 and designated green belt and policies relating to the preservation of the landscape and wildlife corridors are to be considered regarding any future development. Interested parties are advised to consult with Trafford MBC for planning enquires or can contact Mellor Dowd on 0161 443 4500 for advice
Note	The minimum deposit on this lot will be £3,000
Details	<p>For identification purposes only, the site location is indicated on the published map, however this must not be relied upon as the true boundary, this will be clarified in the legal pack.</p> <p>The site is estimated as extending to 1.84 Acres (0.747 HA) or thereabouts</p>
Tenure	To be confirmed: assumed vacant, refer to legal pack for confirmation
Viewing	By appointment only

Guide Price: £10,000+



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219 Burnage Lane, Burnage, 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

Start time is 2:00pm

Lot 13



Harpurhey Sports and Social, 744 to 746 Rochdale Road, Harpurhey, Manchester M9 4BP

Detached two storey social club GIA 5,500 sq ft (511 sq m)

Location The property is located on Rochdale Road (A664) near to the junction with Moston Lane and Asda

Details Ground Floor: Entrance and reception from Rochdale Road leading to the members lounge which is served by a central bar servery. To the rear is a games area over split-levels with further seating. Customer toilets, office and vacant former retail unit
First Floor: Function room with stage area with dance floor and bar servery. Customer toilets and a former kitchen
Basement: Beer cellar and variety of stores

Notes We are advised by our joint agent that VAT is not payable on this lot, however all potential purchasers are advised to read the legal pack fully

Planning Interested parties in change of use are advised to consult with the local planning department directly.
Alternatively please contact Mellor Dowd Planning Services on 0161 443 4500

Guide Price: £175,000



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Rateable Value	The premises are recorded on the 2010 Valuation List as having a rateable value of £9,500
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
EPC rating	Rated E
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 14



102 Market Street, Hyde SK14 1ES

Tenanted office and shop building.

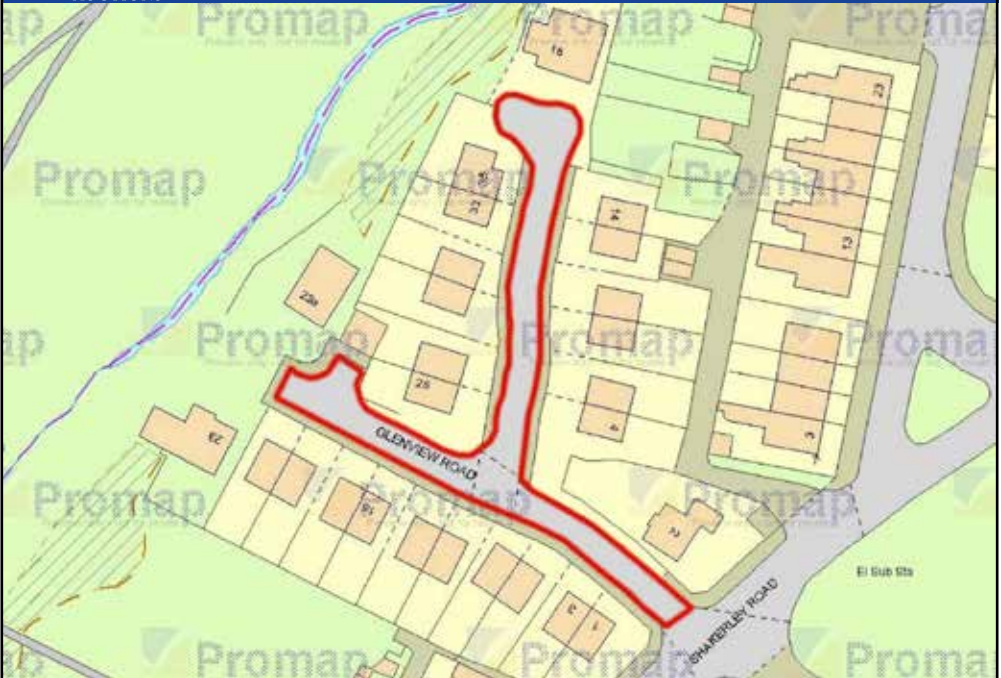
Location	The property is located on the main road (A57) on the corner of Croft Street
Details	Two storey investment property with an annual rental income of £11,800 per annum with a potential improvement to the ground floor lease.
Tenancy details	Ground Floor: Let to Reeds Rains Limited on lease terms dated 29 April 1999 holding over at £8,200 per annum First Floor: Let to Barrington Lewis Limited on a lease term dated 2012 up until 2015 at £3,600 per annum
Viewings	Refer to auctioneers 0161 443 4747
EPC rating	Band E
Possession	Tenanted

Guide Price: £95,000 TO £105,000



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Road and Footpath At, Glenview Road, Tyldesley, Manchester M29 8NH

Parts of unadopted road and footpath with income potential

Location	The road and footpath are located off Shakerley Road in a residential location
Details	The lot comprises parts of the road and footpath of Glenview Road which is an unadopted road. There is potential to create an income stream from the management of the road and footpaths or possibly creating a private gated cul-de-sac for the residents of the road in conjunction with the management company of the neighbouring leasehold houses, details of which will be outlined in the in the legal
Tenure	Refer to legal pack
Note	The minimum deposit on this lot will be £500
Plan	The plan advertised is for identification purposes only and should not be relied upon as being the full extent of the lot being offered

Start time is 2:00pm

Lot 16



Elizabeth House, Off Victoria Street, Openshaw, Manchester M11 2NX

Modern detached office block with on site parking for 44 cars

Location Situated just off Victoria Street to the rear of the 'Matalan' retail outlet which fronts onto Ashton Old Road (A635) one of the principal routes into Manchester city centre, which is situated approximately 3 miles to the west.

Description Detached two storey modern office building constructed less than ten years ago. The property benefit from:

- * Full Double Glazing
- * Raised Floors
- * Gas Fired Central Heating
- * Suspended Ceilings with Cat II Lighting
- * Air Conditioning
- * Full DDA Compliance
- * Passenger Lift
- * On Site Parking For Approx 44 Cars

Guide Price: £250,000 to £300,000



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Details	Ground Floor - 4,727 sq ft (439 sq m) First Floor - 4,720 sq ft (439 sq m) TOTAL - 9,447 sq ft (878 sq m)
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Tenure	Freehold
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EPC Rating	Band C.
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Possession	Vacant.
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Viewing	Auction department 0161 443 4747
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Start time is 2:00pm

Lot 17



Milton Street Day Nursery, Milton Street, Middleton, Manchester M24 5TU

Large former children's day nursery set in 0.43 acre site

Location Milton Street is located off Durnford Street off Long Street (A664) close to Town Centre

Accommodation All ground floor: Hallway, staff room, kitchen, prep room, further staffroom/ kitchen, two offices, two store rooms, staff WC, three playrooms, utility room with boilers, office, inner hallway, toilet block and two large play rooms to rear. Externally: Sheds, attached store room and small basement. To the rear there is a large enclosed playing field.

Site The plot is approximately 0.43 acres (0.17 Hectares)

Planning Notes: There may be potential for redevelopment subject to the necessary consents: the building is ideally set up for a day nursery centre (it has D2 consent). Interested parties are advised to consult with the local planning department at Rochdale MBC, Planning and Regulation Service, Telegraph House, Baillie Street, Rochdale OL16 1JH. Tel: 01706 924310

Alternatively contact Mellor Dowd planning services on 0161 443 4740 for advice

Guide Price: £190,000 to £200,000



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EPC rating	Band E
Tenure	Refer to legal pack for clarification
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Start time is 2:00pm

Lot 18



Development Site At, Legh Street, Newton-le-willows WA12 9NA

Freehold site with expired PP for 20,000 shopping complex

Location	The site is located on the site of the Former Labour Club on Legh Street adjacent to Earlstown Bus Station
Details	The permission was granted to build a three storey, 20,000 sq ft (1,858 sq m) shopping complex on 17/3/2008
Planning	Ref: P/2008/0315. Demolition of existing Labour Club and erection of 3 storey mixed use building comprising of retail units on the ground floor and first floor, and office units on the second floor (amendments to previously approved application P/2007/1027) St Helens Council, Town Hall, Victoria Square, St Helens, WA10 1HP, Tel: 01744 456789 There may be alternative development subject to consents and advice on such matters can be gained from the council directly or alternatively by contacting Mellor Dowd for planning advice on 0161 443 4500
Possession	Vacant
Tenure	Freehold
Viewing	Open site

Guide Price: £300,000 to £350,000



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**Lined plan is
for identification
purposes only**



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

Land adjacent to Bean Leach Estate 3.32 acres.

Location	Located on Bean Leach Road, off Marple Road, flanking Minsmere Walks
Description	The land is a strip of 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

Start time is 2:00pm

Lot 20



Highfield House, Grane Road, Haslingden, Rossendale BB4 5ES

Four bedroom detached property with development plots

Location	From Haslingden, take Grane Road, immediately before the slip road for the A56, turn right into the driveway for Highfield Hall nursing home, the property can be found approximately 50 metres along the road on the right.
Highfield House	Ground Floor: Porch, hallway, cloaks cupboard, panel radiator, downstairs WC, lounge, conservatory, dining room, kitchen, utility room First Floor: Four bedrooms, dressing room and en-suite to master bedroom, family bathroom Externally: Double garage, front and rear gardens
EPC rating	Band E
Grane Road development site	There are two separate development plots on the site. The first site is accessed from the Grane Road entrance. The development has previously had outline planning consent granted under application number 2008/0226 for the erection of one block of 3 no town houses which will provide accommodation arranged over 3 floors Each unit will have gardens to the front and rear and 2 no parking spaces on the adjacent car park
Highfield Road development site	Located at the end of Highfield park, accessed from Helmshore Road [(the B6241) Haslingden, the site benefits from planning consent for the erection of 2 no detached dwellings. The planning consent is granted in by virtue of a Certificate of Lawfulness of Proposed Use or Development dated 25 January 2007 under application No 2007/054, the consent relating to the construction of the 2 remaining dwellings approved under application number 14/96/428.

Guide Price: £325,000 to £350,000



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Planning

Parties are advised to contact the local planning authority directly:
Rossendale Borough Council, The Business Centre, Futures Park, Bacup, Rossendale, OL13 0BB
Telephone: 01706 217777.

Possession

Vacant

Viewings

Auction department 0161 443 4740

Overview

Set on a plot extending to 0.6 acres or thereabouts including the detached 4 bed Highfield House plus full planning for 2 no detached 3 bed dwellings and outline planning for 3 no townhouses constructed over 3 floors each with 3 bedrooms or alternatively a complete redevelopment of the site may be appropriate subject to planning

Start time is 2:00pm

Lot 21



The Kings 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



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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 22



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 server. 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: £50,000 to £60,000



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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 23



The Queens, 7 Union Street, Jarrow NE32 3PD

Freehold public house

Location The property is located on a corner plot on Union Street, close to Gower Close

Details The property is a two storey building with accommodation comprising:

Ground Floor: Open plan trading area, separate games room and interlocking bar.

First Floor: Manager/owner accommodation with living room, kitchen, two bedrooms and a bathroom

Externally: Yard area/smokers 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: £35,000 to £40,000



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Fixtures and 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 24



Melbourne Social Club, 57 Slyne Road, Skerton, Lancaster LA1 2JH

Detached three storey social club

Location The property is located on the A6 on Slyne Road in the Skerton district, two miles to the north of the Town Centre of Lancaster

Details The accommodation is provided over four storeys, including attic, and is laid out as follows:

Ground Floor: Entrance and reception. Members lounge, function and games room to the rear with bar servery and customer toilets.

First Floor: Former games room with customer toilets and storeroom

Second Floor (attic): Three semi derelict rooms

Basement: Beer cellar and stores

Externally: Beer patio and small car park

Notes We are advised by our joint agent that VAT is not payable on this lot, however all potential purchasers are advised to read the legal pack fully and also satisfy themselves as to the extent of the boundaries

Planning Interested parties in change of use are advised to consult with the local planning department directly.
Alternatively please contact Mellor Dowd Planning Services on 0161 443 4500

Guide Price: £110,000



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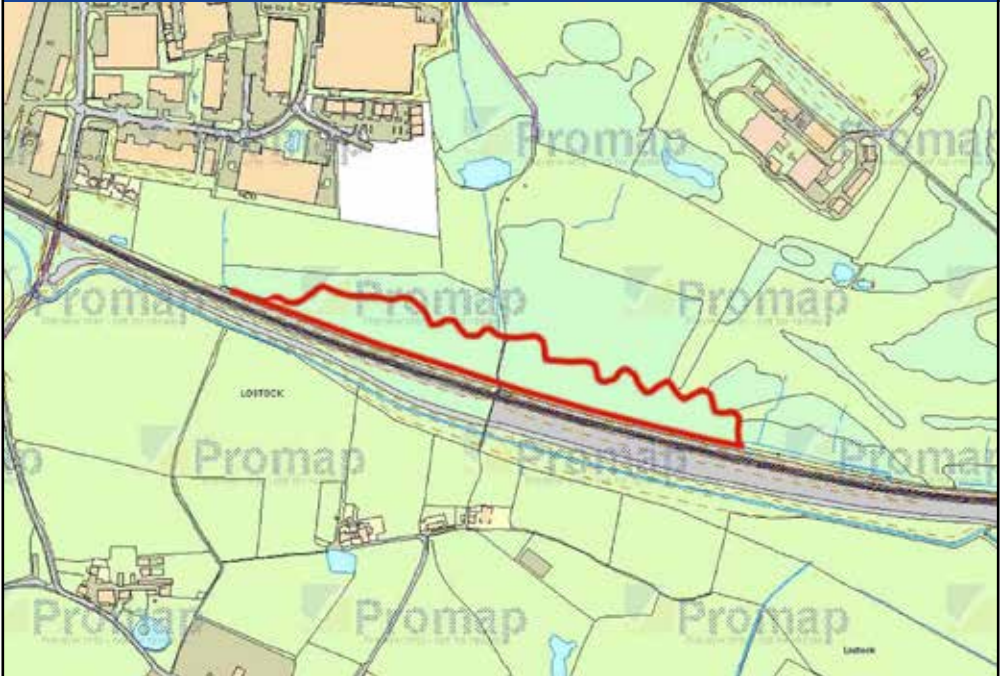
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Rateable Value	The premises are recorded on the 2010 Valuation List as having a rateable value of £7,500
Fixtures & Fittings	No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense 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
EPC rating	Rated D
Possession	Vacant on completion
Viewings	Auction department 0161 443 4747

Start time is 2:00pm

Lot 25



Parcel Of Land At, Lostock Junction, Lostock, Bolton BL6 4DL

8.155 Acres (3,300 ha) approx' parcel of greenbelt land

Location	The site is located in between the M61 and A673 to the south of Lynstock Way off Lostock Lane and it is not clear if there are defined access routes to this parcel of land
Nature of sale	Administrators
Details	For identification purposes only, the site location is indicated on the published map, however this must not be relied upon as the true boundary, this will be clarified in the legal pack. The site is estimated as extending to 8.16 acres (3.3 HA) or thereabouts
Note	The minimum deposit on this lot will be £1,500
Planning	The site is irregular in shape and located in a flood plain and it is therefore unlikely that development in this greenbelt area will be granted unless there are special circumstances where new buildings can be placed in situ to assist with agriculture, forestry or outdoor pursuits and recreation Interested parties are advised to consult with the local planning team directly or if you need quick advice contact Mellor Dowd Planning Services on 0161 443 4500
Tenure	Refer to legal pack
Viewing	Access cannot be verified

Guide Price: NO RESERVE



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

Shop with living accommodation

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

Start time is 2:00pm

Lot 27



Goole RAOB Club, Chapel Street, Goole DN14 5RJ

Detached two storey social club with basements

Location	The premises are located on the fringe of Goole town centre in a generally light industrial location close to the local leisure centre and car park
Details	The property comprises a detached two storey, with cellar, building of brick construction set beneath a pitched tile covered roof. Due to the construction and topography of the site there is ground floor access to the cellar from the side. The property has no associated external areas except an alley to the side providing access to the cellar.
Accommodation	Ground Floor Central bar servery to members bar and small lounge. Customer toilets, changing room and office. First Floor Function room with bar servery and domestic kitchen. Committee room with storage and customer toilets. Basement Beer cellar with associated stores.
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: £25,000 to £30,000



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Lot 27



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

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EPC rating Band D

Tenure Freehold

Possession Vacant on completion

Viewing Auction department 0161 443 4747



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Guide Price: £25,000 TO £30,000

email: auction@rogerhannahauctions.co.uk

0161 443 4747

Start time is 2:00pm

Lot 28



British Workmans Club, Duke Street, Barrow-in-furness

Single storey semi-detached club premises 4,500 sq ft

Location The Property is located fronting Duke Street at its junction with Willie Home Way on the edge of Barrow in Furness

Details The Property is located fronting Duke Street at its junction with Willie Home Way on the edge of Barrow in Furness, Duke Street is one of the major routes into the town centre from the A590. The immediate locality is mixed in nature, with Craven Park (home of Barrow Raiders RLFC) to the rear.

Accommodation The Property comprises a single storey semi-detached unit. Elevations are of brick construction set beneath a pitched slate covered roof, whilst windows throughout are double glazed set in UPVC frames. The majority of the windows and doors have roller shutter security. There are no associated external area

EPC rating Band D

Planning All enquiries regarding planning matters should be directed to the local authority

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: £50,000 to £60,000



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VAT If applicable, 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

EPC rating Band D

Possession Vacant

Viewings Auction department 0161 443 4747

Start time is 2:00pm

Lot 29



Unit BT 20, 5 Neville Road, North Tees Industrial Estate, Stockton-On-Tees TS18 2RD

23,785 sq ft warehouse on site of 1.52 acres

Location Situated on the North Tees Industrial Estate, close to the Portrack Lane area of Stockton on Tees, adjacent to the A19 trunk road.

Description Single storey steel framed warehouse beneath a multi pitched roof. To the front is two storey office accommodation. Loading access is provided by way of 3 loading doors from the dedicated yard / concrete hardstanding area.

Details Warehouse - 1,876 sq m (20,199 sq ft)
Two Storey - Offices 334 sq m (3,586 sq ft)
Total GIA - 2,210 sq m (23,785 sq ft)

Site Area - 0.62 ha (1.52 acres)

EPC rating Band C

Tenure Long leasehold for a term of 125 years from December 1996

Viewing Auction department 0161 443 4747

Guide Price: £200,000



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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

Start time is 2:00pm

Lot 31



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: Refer to Auctioneers



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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 Double fronted and extended open plan retail showroom with first floor office and ancillary accommodation considered suitable for residential conversion subject to planning permission

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

Accommodation

Ground Floor
Retail Showroom - 986 sq ft (91.6 sq m)
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)

EPC rating Band C

Viewing Auction Department 0161 443 4747

Start time is 2:00pm

Lot 33



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 1£11.68 per year from Nos. 1-11 Walkden Road.

Guide Price: Refer to Auctioneers



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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 34



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.

Guide Price: £40,000



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Unit 9 Farnworth Industrial Estate, Emlyn Street, Farnworth, Bolton BL4 7EB

Modern Single Storey Industrial Unit, with Shared Parking/Yard Area

Location	Situated at the head of Emlyn Street which branches from Egerton Street (A575) in Farnworth. The property is located in an established industrial area. Junction 2 of the M60 motorway is approximately 1 ½ miles to the south (via A666) and Bolton town centre is approximately 2 miles to the North.
Description	Single storey end terraced modern self contained industrial unit of steel portal frame construction with concertina loading door to the front elevation. There is a shared yard area for parking and servicing.
Accommodation	4,400 sq ft (409 sq m)
Tenure	The title is a mixture of freehold and long leasehold for a minimum of 999 years from 1st January 2010 at a ground rent of £10 per annum.
VAT	VAT is applicable in addition to the sale price.
EPC	On order.
Viewing	Auction Department 0161 443 4747.

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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