



ROGER  
HANNAH  
AUCTIONS

*'The Commercial Property Auctioneers'*

**Tuesday 23rd July 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**

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AUCTIONS

*'The Commercial Property Auctioneers'*

# SUCCESS STORIES

from our last auction



## Church Street

Eccles

Pair of three storey retail premises

Guide price £85,000 - £100,000

**Sold for £107,000**



## Land at Carrington Lane

Manchester

Vacant parcel of land

Guide price £10,000

**Sold for £21,500**



## Barton Road

Stretford

Retail premises with three bed flat

Guide price £95,000

**Sold for £107,000**

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# auction dates for 2013

## Auction

Tuesday 23rd July 2013

Wednesday 18th September 2013

Wednesday 30th October 2013

Wednesday 11th December 2013

## Closing Date

25th June 2013

20th August 2013

1st October 2013

12th November 2013

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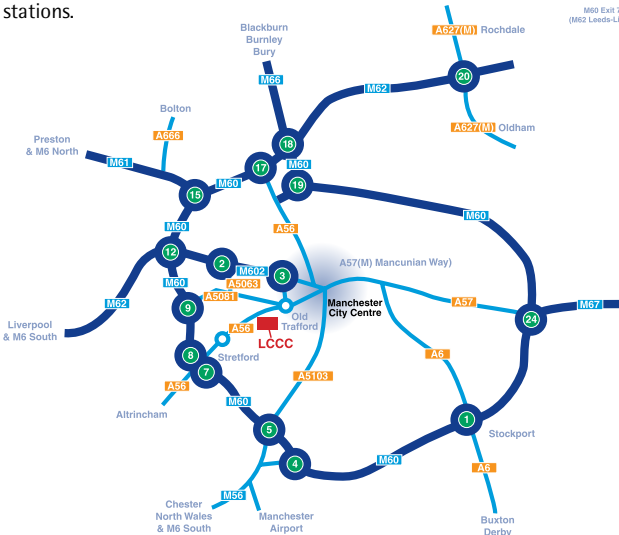
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

## 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 Tuesday 23rd July 2013

Sale starts at 2:00pm

1	Leigh	4 Firs Lane	Former off licence with living accommodation
2	Trafford Park	Lloyd House, Third Avenue	Retail unit with 1st & 2nd floor offices, parking & freehold
3	Littleborough	"Bar Wizard"	Well appointed wine bar/restaurant
4	Atherton	119 Market Street	Vacant two storey retail premises
5	Blackpool	27 Bond Street	Ground floor restaurant premises with 2no. 1st floor flats
6	Reddish	11 Leamington Road	Ground floor retail unit with self contained 1 bed flat
7	Oldham	Unit 1-2 Belgrave Indus Estate	Modern warehouse unit 720 sq m (7,748 sq ft) with yard
8	Alkington	Land to R/O Mill fold Road	Land with pending resubmitted planning
9	Leigh	151 Chapel Street	Retail premises with 3 bed living accommodation
10	Denton	2-8 Crown Street, 9 Ashworth St.	Portfolio of 5 shops and 11 studio flats
11	Eccles	47 Regent Street	Shop let to Age Concern
12	Whitefield	Bosworth Close	Lock up garage in residential area
13	Burnage	219 Burnage Lane	Former restaurant with large accommodation over
14	Haslingden	Highfield House, Grane Road	Detached property with PP on site
15	Clayton	913 Ashton New Road	Vacant shop with s/c flat over
16	Horwich	82-92 Lee Lane	Multi let retail & office investment producing £62,160 pa
17	Oldham	Hive House, Hive Street	Industrial building on 0.17 acre site
18	Ashton u Lyne	114-118 Stamford Street	Mixed retail & residential income producing investment
19	Salford	190 Langworthy Road	Tenanted mid terrace with cellars
20	Clayton	1038-1044 Ashton New Road	Mixed retail & residential income producing investment
21	Millom	The Clock Tower	Substantial period building & cafe 512 sq m (5,511 sq ft)
22	Wythenshawe	126-128 Royal Oak Road	Pair of shops and flat with yard
23	Runcorn	2a Granville Street	Vacant two storey retail property
24	Blyth	Kings Head, 85 Bridge St.	Four Storey Public House
25	Leigh	9 Railway Road	Vacant two storey town centre retail property

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

Somas Ahilen,  
Purchaser of 17-45 Dalehead Place

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

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



[www.edwardmellor.co.uk/auction](http://www.edwardmellor.co.uk/auction)



**Lot 1**



**4 Firs Lane, Leigh WN7 4SB**

**Retail premises with self-contained one bedroom flat over.**

<b>Location</b>	Firs Lane close to junction with Wigan Road which is the continuation of Twist Lane (A578)
<b>New room</b>	Ground Floor: 68 sq m retail/ancillary accommodation comprising retail space, rear store with kitchen area, store area and WC Rear Ground Floor: Hallway/utility room for flat, stairs up to: First Floor: Living room, fitted kitchen, fitted three-piece bathroom, bedroom
<b>EPC rating</b>	On order
<b>Notes</b>	The property has been comprehensively modernised and was previously an off licence. Alternative uses may be considered and interested parties are advised to consult with the local planners directly or contact Mellor Dowd for planning related advice on 0161 443 4500
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747

**Guide Price: £45,000**

## Lot 2



### Lloyd House, Third Avenue, Trafford Park, Manchester M17 1JE

#### Ground floor retail unit with 1st & 2nd floor office acc.

<b>Location</b>	Situated on the westerly side of Third Avenue in the village area of Trafford Park, close to the junction with Village Way (A5081).
<b>Description</b>	<p>Three storey property comprising a parade of 5 ground floor and basement retail units plus office accommodation at first and second floor levels. Four of the retail units have been sold off by way of individual long leasehold (125 years) agreements at a peppercorn rental from 1994. The office accommodation has four separate entrances and is predominantly open plan but could be sub divided if required. The upper floors are considered suitable for alternative uses STP.</p> <p>Externally there is a rear car park for 52 spaces.</p>
<b>Accommodation</b>	<p>390 Third Avenue - Sold by way of 125 year lease from 01.02.1994  394 Third Avenue - Sold by way of 125 year lease from 01.02.1994  396 - 398 Third Avenue - Sold by way of 125 year lease from 01.02.1994  400 Third Avenue - Sold by way of 125 year lease from 01.02.1994</p> <p>392 Third Avenue - Vacant shop &amp; basement 828 sq ft (76.9 sq m)  390a - 400a Third Avenue - Vacant First &amp; second floor office accommodation 5,772 sq ft (536.2 sq m)  Total site area 0.55 acres</p>

## Guide Price: £150,000

## Lot 2



<b>Tenure</b>	Freehold.
<b>EPC</b>	Band E.
<b>Viewing</b>	Auction department 0161 447 4343.

**Guide Price: £150,000**

## Lot 3



### Bar Wizard's Lounge, 34 Church Street, Littleborough OL15 9AA

#### Prominent wine bar & restaurant premises

**Location** The property is located in the main Village of Littleborough on the Main Road

**Details** Ground Floor: Main bar area with seating and bar, smaller snug room, WCs, office, beer cellar and wash room  
First Floor: Large function room/seating, kitchen  
Externally: Outside patio areas and seating

**Notes** The property is in superb order throughout and may suit alternative uses: known for the Britain's Got Talent cocktail making team who run the business with predominantly wet sales complimented by food. The premises may suit alternative trading purposes and the current owners have indicated that they are happy to train the new owners in cocktail making for three months if required

**EPC rating** Rated D

**Possession** Vacant on completion

**Guide Price: £150,000 to £200,000**

## Lot 3



**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. 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](http://www.hmrc.gov.uk)

**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

**Viewing**

Strictly by appointment with the auctioneers 0161 443 4747

**Guide Price: £150,000 to £200,000**

## Lot 4



### 119 Market Street, Atherton M46 0DF

#### Vacant two storey retail premises

<b>Location</b>	Situated on Market Street, the main shopping street in Atherton town centre.
<b>Description</b>	Traditionally constructed two storey retail premises, the shop front being protected by way of security roller shutters.
<b>Details</b>	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
<b>Tenure</b>	Believed to be freehold.
<b>EPC rating</b>	Band G
<b>Viewing</b>	Auction department 0161 443 4747.

**Guide Price: £40,000**

## Lot 5



### 27 Bond Street, Blackpool FY4 1BQ

#### Ground floor restaurant premises with 2no. 1st floor flats

<b>Location</b>	Situated on the west side of Bond Street which runs parallel to The Promenade (A584) and Lytham Road (B5262) close to the junction with Waterloo Road in the South Shore area.
<b>Description</b>	Traditionally constructed two storey double fronted property briefly comprising ground floor former restaurant premises with two first floor flats (1no. 1 bed and 1no. 2 bed). Both flats are accessed internally and the whole of the property is vacant.
<b>Accommodation</b>	<p>Ground Floor Restaurant (85.74 sq m), Kitchen (17.4 sq m) , Small Store, Gents &amp; Ladies WC, Basement Storage (Not measured)</p> <p>First Floor Flat 1 (Left hand side) Kitchen/Sitting Room (at front), Bedroom (Rear), Shower Room with Wc Accessed from the restaurant itself.</p> <p>First Floor Flat 2 (Right hand side) Front Sitting Room, Small Kitchen Area, Shower Room with WC, Rear Bedroom, Staircase rising to Second Floor, Dormer Attic Bedroom &amp; En-suite Bathroom</p>
<b>EPC</b>	Band D.
<b>Tenure</b>	Freehold.
<b>Viewing</b>	Auction department 0161 443 4747.

## Guide Price: £35,000

## Lot 6



### 11 Leamington Road, Reddish, Stockport SK5 6BD

#### Ground floor retail unit with self contained 1 bed flat

<b>Location</b>	Situated on the southerly side of Leamington Road which directly connects to Houldsworth Square in the centre of Reddish.
<b>Description</b>	Traditionally constructed inner terrace property briefly comprising ground floor former hairdressing salon with first floor self contained one bed flat.
<b>Accommodation</b>	<p>Ground Floor</p> <p>Sales/Salon Area - 311 sq ft</p> <p>Kitchen - 69 sq ft</p> <p>WC</p> <p>First Floor</p> <p>Lounge Area - 4.67m x 3.4m</p> <p>Bedroom - 2.8m x 3.24m</p> <p>Bathroom with three piece suite</p> <p>Kitchen - 1.58m x 2.82m</p> <p>Externally there is a rear yard area.</p>
<b>Tenure</b>	Believed to be freehold.
<b>EPC</b>	Band D.
<b>Viewing</b>	Auction department 0161 443 4747.

## Guide Price: £50,000



## Lot 7



### Belgrave Industrial Estate, Unit 1 & 2 Honeywell Lane, Oldham OL8 2JP

### Modern detached warehouse unit 720 sq m (7,748 sq ft) with yard

<b>Location</b>	Belgrave Industrial Estate is situated off Honeywell Lane approximately 2 miles south of Oldham town centre.
<b>Description</b>	Modern steel portal frame industrial unit with an eaves height of 5.6m and integral two storey offices. Internally the unit is fitted with inspection pit, three phase electricity and large roller shutter loading door. Externally there is a parking areas and yard area to the rear.
<b>Accommodation</b>	The property extends to a gross internal floor area of 720 sq m (7,774 sq ft).
<b>EPC</b>	Band D
<b>Tenure</b>	Freehold
<b>Viewing</b>	Auction department 0161 443 4747.

**Guide Price: £150,000 to £200,000**

## Lot 8



### Land To Rear Of, 80-104 Mill Fold Road, Alkington, Middleton, Manchester M24 1DF

#### Plot of land with permission pending for 3 dwellings

<b>Location</b>	Mill Fold Road is located off Manchester Road, Middleton
<b>Details</b>	The plot land is approximately 0.3 acres (0.12 Hectares) and located to the rear of the row of terrace properties on Mill Fold Road. The boundaries are defined on site inspection as indicated by the location map and outline, however all interested parties are advised to satisfy themselves fully as to the lands extent and true boundaries as will be detailed in the legal pack
<b>Planning</b>	Application For A New Planning Permission To Replace Planning Permission D51230 (2008) For the erection of three detached dwellings  Ref: 12/D55256: Received: Thu 16 Feb 2012 Validated: Thu 16 Feb 2012 Status: Pending Decision  Interested parties are advised to consult with the local planning office at Rochdale MBC or alternatively call Mellor Dowd Planning Services on 0161 443 4740
<b>Viewing</b>	Open site, however any parties gaining access over the perimeter wall or railings do so at their own risk

**Guide Price: £75,000**

## Lot 9



### 151 Chapel Street, Leigh WN7 2AL

#### Retail premises with 3 bed living accommodation

<b>Location</b>	Situated on the northerly side of Chapel Street (A572) approximately 1/4 mile east of the town centre.
<b>Description</b>	Traditionally constructed mid terrace property briefly providing ground floor retail space with residential 3 bed living accommodation to the rear and first floor. To the rear of the property is a small enclosed yard area.
<b>Accommodation</b>	<p><b>Ground Floor</b> Retail Area 256 sq ft (23.82 sq m) Living Room 85 sq ft (7.9 sq m) Kitchen 66 sq ft (6.11 sq m)</p> <p><b>First Floor</b> Bedroom 1 97 sq ft (9.06 sq m) Bedroom 2 119 sq ft (11.06 sq m) Bedroom 3 126 sq ft (11.73 sq m) Bathroom 66 sq ft (6.11 sq m)</p> <p><b>Basement Storage Area 244 sq ft (22.7 sq m)</b> <b>Total NIA: 1,059 sq ft (98.49 sq m)</b></p>
<b>EPC</b>	Band D.
<b>Tenure</b>	Refer to legal pack.
<b>Viewing</b>	Auction department 0161 443 4747.

## Guide Price: £35,000+

## Lot 10



**2, 4, 6, 8 Crown Street, and A B C 9 Ashworth Street, Denton, Manchester M34 3LL**

### Portfolio of five shops and eleven self contained flats

<b>Location</b>	Crown Street and Ainsworth Street are located off Manchester Road (A57) in Denton centre, this property being opposite Lidl Supermarket
<b>Details</b>	This mixed use property comprises 5 commercial units with combined annual income £27,220 A mixture of majority bed sits and one bedroom flats producing £54,600 per annum.
<b>Notes</b>	The properties are tenanted and a full tenancy schedule will be available in the legal pack. The owner has indicated that he is willing to assist in the management of the property for 3 months to help the new purchaser. The landlord pays the Insurance, Council Tax, Waste Bins and fire alarm at a cost of £3,373 PA
<b>EPC ratings</b>	9, 9a Crown Street: D, Flat 5: E, Flat 6: E, Flat 7: E, Flat 8: E. All other EPCs are on order
<b>Possession</b>	Tenanted unless otherwise stated
<b>Viewings</b>	Auction department 0161 443 4747

**Guide Price: £575,000**

## Lot 11



### 47 Regent Street, Eccles, Manchester M30 0BP

**Commercial retail premises with rooms over.**

**Location** The property is located on Regent Street in Eccles through the main centre near to the roundabout

**Details** Ground Floor: Office/retail space, rear kitchen  
First Floor: Two rooms

**Notes** The property, according to the owners, is tenanted to Age Concern on a lease from 20 years ago with a rent circa £4,200 per annum that has not been reviewed since. We are hoping that the lease details will be provided and the income verified

**EPC** On order

**Possession** Tenanted unless otherwise stated

**Viewing** Auction department 0161 443 4747

**Guide Price: £59,000+**

## Lot 12



### Garage At, Bosworth Close, Whitefield, Manchester M45 8JT

#### Single storey terraced garage

<b>Location</b>	Bosworth Close, off Marston Close off Mode Hill Lane
<b>Details</b>	The garage is located in a row of garages in a residential location
<b>Notes</b>	There is no property attached to this garage, we are selling the garage as a single unit
<b>Tenure</b>	Refer to legal pack for further information
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

**Guide Price: £7,500 to £10,000**

## Lot 13



## 219 Burnage Lane, Burnage, Manchester M19 1FN

### Former takeaway/restaurant with large accommodation over

<b>Location</b>	The property is located in a parade of shops in a busy retail area servicing the densely populated local area
<b>Details</b>	<p>Ground Floor: Seating area, kitchen, preparation room, storage room, downstairs WC and staffroom</p> <p>First Floor: Living room, bathroom, four bedrooms, and first floor sun lounge/conservatory with kitchen fittings</p> <p>Externally: Attached garage, small yard/bin areas</p> <p>NIA ground floor is 81 sq m (979 sq ft)</p>
<b>Note</b>	<p>The property does require refurbishment on all floors.</p> <p>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.</p> <p>Interested parties are advised to consult with the local planning department directly at Manchester City Council</p>
<b>EPC rating</b>	EPC on order
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction department 0161 443 4747

**Guide Price: £165,000**

## Lot 14



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

#### Four bedroom detached property with development plots

<b>Location</b>	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.
<b>Highfield House</b>	Ground Floor: Porch, hallway, cloaks cupboard, panel radiator, downstairs WC, lounge, conservatory, dining room, study, kitchen, utility room First Floor: Four bedrooms, dressing room and en-suite to master bedroom, family bathroom Externally: Double garage, front and rear gardens
<b>EPC rating</b>	Band E
<b>Grane Road development site</b>	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
<b>Highfield Road development site</b>	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**



## Lot 14



**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

**Guide Price: £325,000 to £350,000**

## DO YOU NEED HELP WITH A PLANNING APPLICATION?

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**0161 443 4290**

## Lot 15



### 913 Ashton New Road, Clayton, Manchester M11 4PB

#### Vacant shop with self contained flat over

**Location** The property is located on the A662 Ashton New Road on the corner of Ronald Street

**Details** Ground Floor: Dual aspect frontage, shop floor, storeroom and associated WC and kitchen areas  
First Floor: Not inspected, reported as a self-contained one bedroom flat  
Externally: Yard area to rear

**Notes** Access will only be possible on the ground floor as no keys will be available for the first floor flat and the staircase is considered high risk to climb, therefore any parties attempting access do so at their own risk

**EPC** On order

**Possession** Vacant on completion

**Viewings** Auction department 0161 443 4740

**Guide Price: £50,000 to 55,000**

## Lot 16



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

#### Multi let retail & office investment producing £62,160 pa

<b>Location</b>	Situated in Horwich town centre, close to the Sainsbury's Local convenience store. Bolton town centre is approximately 6 miles to the east.
<b>Description</b>	Multi let investment premises comprising 5no retail units with first floor self contained office accommodation and rear workshop unit.
<b>Tenancy schedule</b>	<p>82 Lee Lane - Ground Floor Shop                      Tenant: Peter Wright Lease: 1 year from 19.06.12 Expiry: 19.06.13 Rent: £6,000 pa</p> <p>84 Lee Lane - Ground Floor Shop                      Tenant: Rebecca Cuppit Lease: 3 years from 08.05.13 Expiry: 07.05.16 Rent: £9,000 pa</p> <p>86 Lee Lane - First Floor Offices                      Tenant: Kamram Butt Lease: 15 years from 14.05.12 Expiry: 13.05.27 Rent: £18,000 pa</p> <p>88 Lee Lane - Ground Floor Shop                      Tenant: Jean Edgcumbe Lease: 3 years from 16.12.11 Expiry: 16.12.14 Rent: £6,840</p> <p>90 Lee Lane - Ground Floor Shop                      Tenant: International Aid Trust Lease: 2 years from 01.06.13 Expiry: 01.06.15 Rent £7,000 pa</p> <p>92 Lee Lane - Ground Floor Shop                      Tenant: Help The Aged Lease: 15 years from 22.02.10 Expiry: 26.02.25 Rent: £13,500 pa Notes: Tenant breaks at 5th &amp; 10th year (5 yearly rent reviews)</p> <p>Workshop/Warehouse on Captain Street -                      Tenant: M Dunn &amp; K Halliwell Lease: 3 years from 15.03.13 Expiry: 14.05.16 Rent: £1,820 pa</p> <p>TOTAL INCOME - £52,740 pa</p>

**Guide Price: £300,000 to £350,000**

Start time is 2:00pm



0161 443 4747

## Lot 16



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

**Guide Price: £300,000 to £350,000**

email: [auction@rogerhannahauctions.co.uk](mailto:auction@rogerhannahauctions.co.uk)      [www.rogerhannahauctions.co.uk](http://www.rogerhannahauctions.co.uk)  
you **MUST** read the notices to prospective buyers!

## Lot 17



### **Hive House, Hive Street, Oldham OL8 4QS**

#### **Two storey industrial/workshop premises**

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

**Details** Ground Floor: Production area 313 SQ M (3,369 SQ FT)  
First Floor: Workshop and office 280 SQ M (3,013 SQ FT)  
Externally: Substantial yard to side and rear: site area approximately 680 sq m (0.17 acres)

**Note** The property may suit alternative uses and perhaps either residential or commercial redevelopment subject to the necessary consents: Interested parties are advised to consult with the local planning department directly for such matters: Oldham Borough Council: Email: [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk). Phone: 0161 770 4105 or fax: 0161 770 3104 or alternatively contact Mellor Dowd Planning Services on 0161 443 4500

**Guide Price: £75,000 to £85,000**

Start time is 2:00pm



0161 443 4747

## Lot 17



<b>Tenure</b>	To be confirmed
<b>EPC Rating</b>	Band E
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4747

**Guide Price: £75,000 to £85,000**

email: [auction@rogerhannahauctions.co.uk](mailto:auction@rogerhannahauctions.co.uk)      [www.rogerhannahauctions.co.uk](http://www.rogerhannahauctions.co.uk)  
you MUST read the notices to prospective buyers!

## Lot 18



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

#### Mixed retail & residential income producing investment producing

<b>Location</b>	Situated fronting Stamford Street in Ashton-Under-Lyne town centre.
<b>Description</b>	<p>Mixed retail and residential income producing investment providing 2no ground floor retails and 5no flats. The property is occupied as follows:</p> <p>114-116 Stamford Street - Ground Floor Shop Tenant: Karol Lucykow 1/a Lucky Cow Ltd Lease: 5 years from 12.11.12 Rent £9,680 per annum including building insurance. Notes: A deposit is held of £2,100</p> <p>118 Stamford Street - Ground Floor Shop Tenant: Anton Yuk Ostap Lease: 4 years from 18.11.10 Rent: £6,000 per annum</p> <p>Upper Floors Flat 1 - Vacant Flat 2 - Vacant Flat 3 - Let to Mr Billing on 6 month AST from 02.03.12 at £450 pcm (£5,400pa) Flat 4 - Let to Mr Polls on 6 month AST from 20.09.12 at £450 pcm (£5,400pa) Flat 5 - Let to Ms Loose &amp; Mr Heneghan on 6 month AST from 06.01.13 at £600 pcm (£7,200pa)</p> <p>TOTAL INCOME: £33,680 pa.</p>
<b>Tenure</b>	Believed to be freehold.
<b>EPC</b>	EPC on order

**Guide Price: £175,000 to £200,000**



## Lot 19



### 190 Langworthy Road, Salford M6 5PP

#### Two storey commercial investment with cellars

<b>Location</b>	Langworthy Road (A5186) next to Carl Allen furniture shop
<b>Details</b>	Ground Floor: Hallway, four reception rooms/offices First Floor: Three offices, kitchen and bathroom Externally: Front garden, enclosed rear yard
<b>Notes</b>	The property has been rented out on a new 5 year leased at £10,600 per annum, full lease details will be contained in the legal pack
<b>EPC Rating</b>	Rated E
<b>Possession</b>	Tenanted unless otherwise stated
<b>Viewing</b>	Auction department 0161 443 4747

**Guide Price: £100,000**

## Lot 20



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

**Mixed use investment producing £25,220pa inc to £30,620pa**

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

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

**1038 Ashton New Road - Restaurant Premises**

Tenant: Maris Iyebora Lease: 05.03.12 - 05.03.15 Rent: £10,000 per annum

**1040a (1st Floor) Ashton New Road**

Tenant: The Redeemed Christian Church of God (Solution Connection) Lease: 1 year from 01.06.13 Rent: £4,800 pa (£400 pcm)

**1040b (1st Floor) Ashton New Road - Furnished Flat**

Currently vacant but under offer @ £450 pcm (£5,400pa)

**1040 -1042 Ashton New Road - Ground Floor Retail Unit**

Tenant: Michael Omaruyi Lease: 5 years from 27.02.11 Rent: £6,000 per annum

**1044 Ashton New Road - GF Shop**

Tenant: Maris Iyebora Lease: 13.10.08 - 11.10.18 Rent: £4,420 per annum

**TOTAL INCOME £25,220 PA RISING TO £30,620 PA ONCE FLAT IS LET**

**EPC rating** EPC on order

**Tenure** Refer to legal pack.

**Viewing** Auction department 0161 443 4747

**Guide Price: £150,000 to £200,000**

## Lot 21



### The Clock Tower, & 4 Market Square, Millom, Cumbria LA18 4HZ

### Substantial period building & cafe premises 512 sq m (5,511 sq ft)

<b>Location</b>	Situated in the centre of Millom, fronting the towns banks and post office, close to Lapstone Road, the main shopping thoroughfare.
<b>Description</b>	The property briefly comprises a substantial period building, originally the Town Council Building. More recently the property has undergone a refurbishment program which requires completion. The Clock Tower is linked to No.4 at ground and first floor levels. Internally the accommodation is laid out as function rooms and ancillary over 3 floors (ground, first and second).
<b>Accommodation</b>	<p><b>The Clock Tower</b>                      Ground Floor                      Hallway, Bar With Galleried Landing, Secondary Hallway  <b>First Floor</b>                      Bar, Mezzanine balcony, Rear Store/service room</p> <p><b>No.4 Market Square</b>                      Ground Floor                      Bar / Seating area, Servery, Kitchen, Cellar, Garage area  <b>First Floor</b>                      Hallway, Function Room  <b>Second Floor</b>                      Landing, Front Room, Rear Room, Internal Room</p>
<b>EPC</b>	Band E.
<b>Tenure</b>	Freehold.
<b>Viewing</b>	Auction department 0161 443 4747.

**Guide Price: £55,000**

## Lot 22



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

#### Two shops, self contained flat, yard.

<b>Location</b>	The property is located in a parade of shops in a densely populated residential location
<b>Description</b>	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
<b>Note</b>	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.
<b>Tenure</b>	To be confirmed
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction office: 0161 443 4747

**Guide Price: POA**

## Lot 23



### 2a Granville Street, Runcorn WA7 1NE

#### Vacant two storey retail property

**Location** Fronting Granville Street just off Church Street, the main shopping area of Runcorn Old Town, situated adjacent to the Co-op supermarket, Halton Library & Iceland supermarket, where free parking is available.

**Accommodation** As measured in accordance with the RICS Code of Measuring Practice the approximate net internal floor areas are as follows:

Ground Floor Retail Area - 24.9 sq m  
 First Floor Storage - 23.4 sq m  
 Wc

**EPC** Band F

**Tenure** Believed to be Freehold.

**Viewing** Auction department 0161 443 4747

## Guide Price: £40,000

## Lot 24



### **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

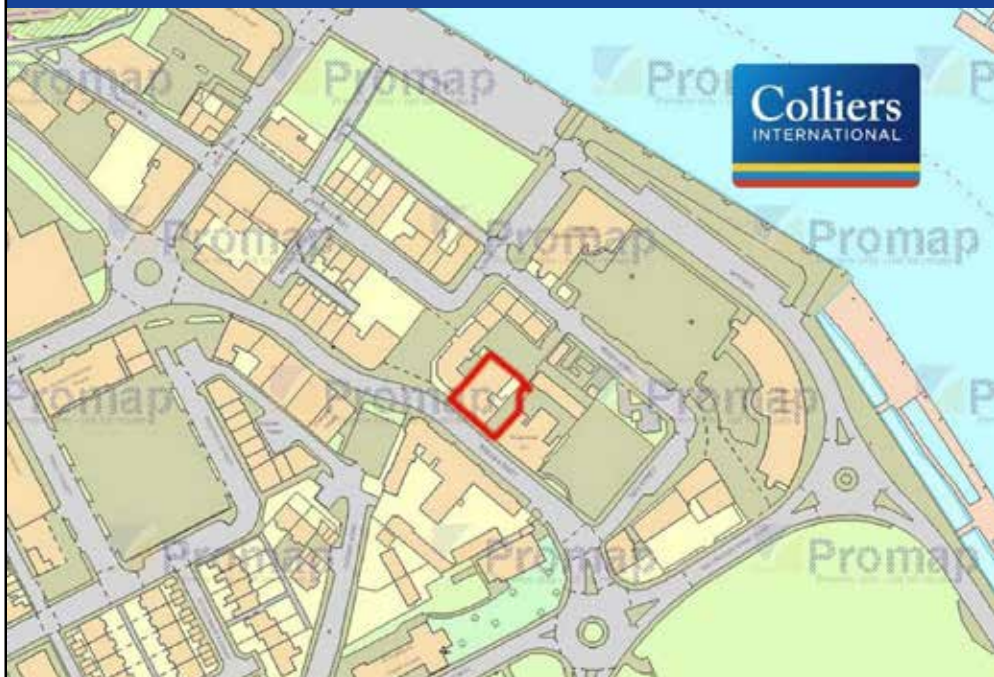
**Details** Ground Floor: 325 sq m (3,500 sq ft) public bars, "Sports Bar", "Captains Bar" and private flat with living room, kitchen, two bedrooms and bathroom  
First Floor: 325 sq m (3,500 sq ft) "Jumping Jax" Nightclub with bar area, dance floor, lounge and DJ booth, "Beach Bar" themed area with 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](http://www.hmrc.gov.uk)

**Guide Price: POA**

## Lot 24



**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

**Guide Price: POA**

## Lot 25



### 9 Railway Road, Leigh WN7 4AA

#### Vacant two storey town centre retail property

<b>Location</b>	Situated fronting onto Railway Road in Leigh town centre.
<b>Description</b>	Traditionally constructed two storey retail premises considered suitable for various uses subject to consent being obtained.
<b>Accommodation</b>	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
<b>Tenure</b>	Believed to be freehold.
<b>EPC rating</b>	On order.
<b>Viewing</b>	Auction Department 0161 443 4747.

**Guide Price: £40,000**



# 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](http://i-bidder.com)

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

Name: \_\_\_\_\_

Buyers Name: \_\_\_\_\_

(if different)

Address: \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone/  
Internet:

Work: \_\_\_\_\_

Home: \_\_\_\_\_

Mobile: \_\_\_\_\_

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

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

\*E-Mail: \_\_\_\_\_

Date of Auction: \_\_\_\_\_ Lot Number: \_\_\_\_\_

\*Essential for internet bidding

Property Address: \_\_\_\_\_

Maximum Bid: \_\_\_\_\_ Amount of Deposit: \_\_\_\_\_

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

Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address: \_\_\_\_\_

\_\_\_\_\_

Telephone No: \_\_\_\_\_ Person acting for you: \_\_\_\_\_

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# END OF COMMERCIAL LISTINGS



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**Notes:**