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*'The Commercial Property Auctioneers'*

**18th September 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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ROGER  
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AUCTIONS

*'The Commercial Property Auctioneers'*

# SUCCESS STORIES

from our last auction



## Belgrave Industrial Estate

Oldham

Modern detached warehouse

Guide price £150,000 - £200,000

**Sold for £150,000**



## Firs Lane

Leigh

Retail premises with one bedroom

Guide price £45,000

**Sold for £50,000**



## Lower Hillgate

Stockport

Double fronted shop with upper floors

Guide price £39,000

**Sold for £49,000**

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# auction dates for 2013

## Auction

18th September 2013

30th October 2013

11th December 2013

## Closing Date

20th August 2013

1st October 2013

12th November 2013

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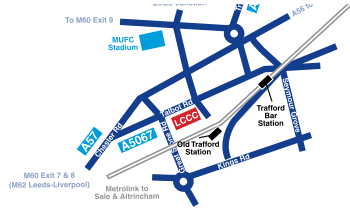
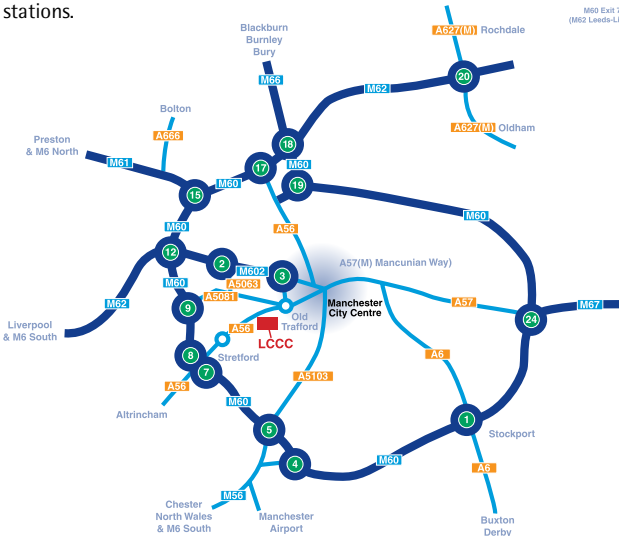
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

## 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

Sale starts at 2:00pm

1	Middleton	87 Rochdale Et 2 Hollins Road	Shop with 3 bed s/c flat over
2	Burnage	468 Burnage Lane	Shop with self contained flat over
3	Manchester	Mitchell Arms, Every Street	Public house with permission pending
4	Edgeley	123-125 Grenville Street	Double fronted offices with parking
5	Kirkham	41 Marsden Street	Self contained office/workshop Et yard
6	Radcliffe	41 Cross Lane	Shop with upper parts
7	Oldham	334 Manchester Street	Mixed use investment property
8	Edgeley	The Greyhound Inn, Bowdon Street	Public House, potential redevelopment
9	Stockport	24 Lower Hillgate	Three storey retail unit with PP
10	Northenden	Land at Boat Lane	Land with planning for 3 bed dwelling
11	Blackley	Middleton Old Road	Former Conservative Club
12	Eccles	195-197 Liverpool Road	Tenanted investment property
13	Leigh	9 Railway Road	Shop with upper parts
14	Charlestown	Hall Moss Lane	Land with outline PP for 16 units
15	Eccles	443 Liverpool Road	Shop with accomdation and parking
16	Ince	Black Diamond, Warrington Road	Vacant public house
17	Atherton	119 Market Street	Single retail unit with upper floors
18	Denton	Crown Street/Ashworth Street	Mixed use investment property
19	Nelson	7-11 Carr Road	Row of three vacant offices
20	Heald Green	256b Finney Lane	Detached former gym premises
21	Oldham	100 Shaw Road	Detached office with PP for care home
22	Chadderton	19 Mough Lane	Child day care premises
23	Oldham	Serena House, Vulcan Street	7,800 sq ft industrial unit Et yard
24	Alkington	Land to Rear of Mill Fold Road	Land with PP for 3 No dwellings
25	Horwich	49 Lee Lane	Vacant shop with flat over two floors
26	Preston	Land to the west of Dever Avenue	Plot of land
27	Burnage	219 Burnage Lane	Former restaurant with large accom'
28	Clayton	863 Ashton New Road	Former Doctors Surgery Premises
29	Atherton	97-99 Market Street	Double fronted retail unit on busy road
30	Portwood	Portwood Trading Estate	Multi-let industrial investment
31	Gorton	790 Hyde Road	Tenanted investment property
32	Rochdale	Huddersfield Road, Newhey	Motor workshop: income £10,000 PA
33	Burnley	164-168 St James Street	Three storey retail premises
34	Clayton -Le-Moors	8 Whalley Road	3,500 sq ft former restaurant
35	Burnage	52 Burnage Lane	Shop with upper parts and land
36	Oldham	Hive House, Hive Street	Large vacant industrial premises

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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.



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**0161 443 4290**

**Lot 1****Guide Price £60,000**

## **87 Rochdale Road, & 2 Hollin Lane, Middleton, Manchester M24 5EE**

### **Retail premises with large three bed self contained flat over**

<b>Location</b>	Prominently located on the junction of Rochdale Road (A664) and Hollin Lane (A6046)
<b>87 Rochdale Road</b>	Double fronted shop with open plan sales room, kitchen, WC, basement NIA 78.4 sq m (843 sq ft) Exterior: Yard area to rear
<b>2 Hollin Road</b>	Ground floor: Separate access First Floor: Large lounge, dining kitchen, three double bedrooms with fitted wardrobes, bathroom
<b>Notes</b>	The premises are separate addresses on one title: 87 Rochdale Road, M24 2PR & 2 Hollin Lane, M24 5EE
<b>EPC ratings</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 2****Guide Price £135,000 to £150,000**

## 468 Burnage Lane, Burnage, Manchester M19 1LH

**Retail premises on prominent main road with S/C flat over**

<b>Location</b>	Located on the roundabout at Burnage Lane, Mauldeth Road and Errwood Road
<b>Details</b>	Ground Floor: Shop/office space 31 sq m (333 sq ft) Storage and additional rooms 39 sq m (419 sq ft) Basement: Large cellar Externally: Yard and parking to rear, pavement parking area to front Flat: Not inspected but reported as a three bedroom self contained flat
<b>Tenancy</b>	The flat is left by virtue of an AST agreement for £600 PCM which is holding over believed to be around 2 years old: the lease will be made available in the legal pack
<b>EPC ratings</b>	Both on order
<b>Possession</b>	Shop vacant on completion, flat tenanted unless otherwise specified
<b>Viewings</b>	Auction department 0161 443 4747

Lot 3

Guide Price £125,000



### Mitchell Arms, 215 Every Street, Manchester M4 7EU

#### Former public house near The Etihad with planning submitted

**Location** The property is located close to MCFE stadium and at the junction with Merrill Street and Frost Street with the Metrolink Station nearby

**Details** Ground Floor: Two public bars and associated WCs  
First Floor: Seven rooms, bathroom  
Basement: Full length and head height cellars  
Externally: Garage to side

**Planning** Planning has been submitted pending approval for change of use to A3 on the ground floor with two self contained two bedroom flats over. Interested parties are advised to consult with the local planning department directly at Manchester City Council or alternatively contact Mellor Dowd Planning Services on 0161 443 4740

**EPC rating** Rated D

**Possession** Vacant on completion

**Viewing** Auction department 0161 443 4500

**Lot 4****Guide Price £80,000 to £90,000**

## 123-125 Grenville Street, Edgeley, Stockport SK3 9EU

### Double fronted freehold office premises with rear car park.

<b>Location</b>	Situated on the easterly side of Grenville Street close to its junction with Castle street, the main retail area in Edgeley, approximately 1 mile to the west of Stockport town centre.
<b>Description</b>	Traditionally constructed double fronted office premises with car park considered suitable for approximately 6 cars to the rear accessed from Herond Street. Internally the property benefits from gas central heating and upvc double glazing in part.
<b>Accommodation</b>	Ground Floor: 4 No. Office rooms, kitchen and W.C. Facilities - 51sq m. (549 sq ft) First Floor: 4 No. Office rooms and W.C. Facilities - 58 sq m. (624 sq ft) Basement - Storage not measured Externally: Gated rear yard area/parking
<b>Note</b>	The current building falls within use class B1 - Office use. It is considered that the property would be suitable for residential conversion. Please consult with the area planning officer in respect of specific proposals.
<b>EPC</b>	Rated D
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 5**

**Guide Price £20,000 to £35,000**



## 41 Marsden Street, Kirkham PR4 2TB

### Self contained office workshop and stores with small yard/parking

<b>Location</b>	Situated on the northerly side of Marsden Street which runs parallel with Poulton Street (B5192) the main thoroughfare in Kirkham town centre which is approximately 11 miles equidistant from Blackpool (to the west) and Preston (to the east).
<b>Description</b>	Small complex of single storey office, workshop and stores accessed via double metal gate which leads into a small enclosed yard/parking area.
<b>Accommodation</b>	We are informed that the property extends to a gross internal floor area of: 120 sq m (1292 sq ft).
<b>EPC</b>	On order.
<b>Note</b>	The purchaser will be responsible for the vendors sale fee of £1,500 plus VAT.
<b>Tenure</b>	Please refer to the legal pack.
<b>Viewing</b>	Auction department 0161 443 4747

Lot 6

Guide Price £50,000 to £60,000



## 41 Cross Lane, Radcliffe, Manchester M26 2QZ

### Retail unit with accommodation over

<b>Location</b>	The property is located on the corner of Cross Lane (A6053) and Park Street
<b>Details</b>	We have not been able to access the building internally and advice that from the VOA website the ground floor measurements state it has retail Zone A & B and a kitchen area of 37.6 sq m (404 sq ft) The upper floors appear to have separate access and are believed to be a self contained flat
<b>EPC rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewings</b>	Auction department 0161 443 4747

Lot 7

Guide Price £225,000 to £250,000

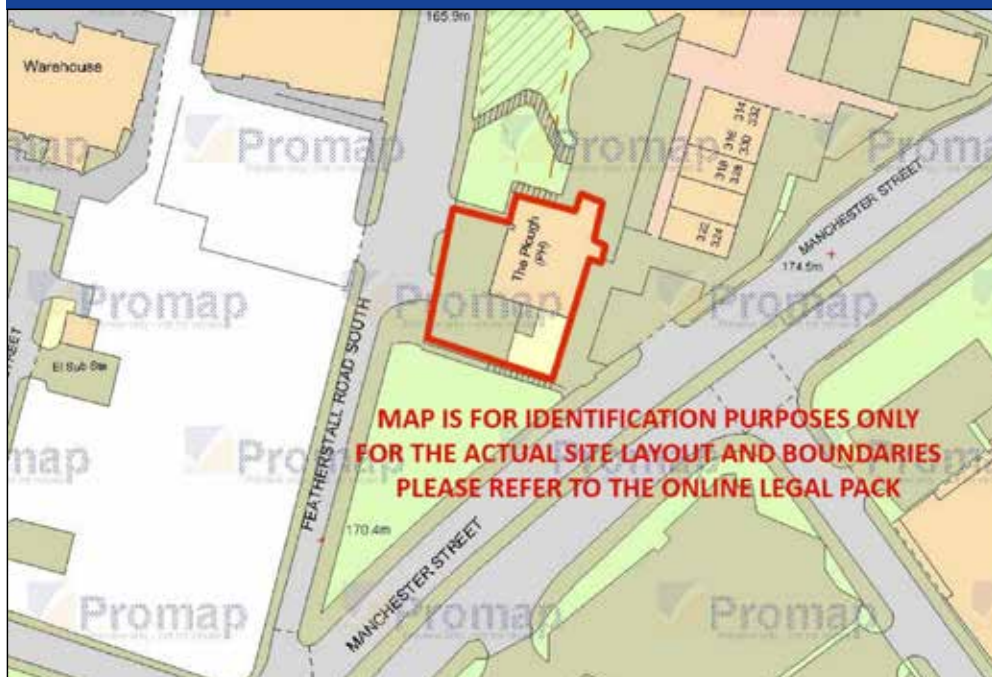


## 334 Manchester Street, Oldham OL9 6HQ

### Tenanted mixed use office & restaurant building

<b>Location</b>	The property is situated between Featherstall Road South (A6048) and Manchester Street
<b>Details</b>	<p>The property comprises a detached building arranged over lower ground, middle floor and upper ground floors and is set out as a restaurant on upper ground and middle floors with two commercial units occupying the lower ground floor.</p> <p>The information in the schedule of Accommodation and Tenancies set out was provided by a third party and cannot be confirmed by the Vendor. All parties should rely on their own enquiries.</p>
<b>Tenure</b>	Freehold
<b>VAT</b>	VAT is payable in addition to the gavel price
<b>EPC rating</b>	On order
<b>Viewings</b>	Auction department 0161 443 4747



**Lot 7****Guide Price £225,000 to £250,000****Tenancy information**

334 Upper Ground & Middle Floor Cinnamon Restaurant (t/a All Spice Restaurant and Takeaway)  
 GIA Approximately 400.9 sq m (4,315 sq ft) Subject to a Commercial Lease for a term of 21 years from 1st April 2010 £25,000 p.a. +VAT

334 Unit 1 Lower Ground Floor Pasha Takeaway (t/a Pasha Takeaway) Sales Area, Kitchen, Preparation Room, Store Room, Toilet & Store. GIA Approximately 84 sq m (911 sq ft) (Sublet by Cinnamon Restaurant)  
 Subject to a Commercial Lease for a term commencing 26th October 2008 and ending 25th October 2009 (holding over)  
 £4,000 p.a. +VAT

334 Unit 2 Lower Ground Floor Pharmaco Pharmacy. (t/a Pharmaco) (Sub-let by Cinnamon Restaurant)  
 One Through Dispensary, Two Offices, Consulting Room, Store Room & WC.  
 GIA Approximately 102 sq m (1,103 sq ft)  
 Subject to a Commercial Lease for a term of 7 years expiring 18th August 2018

**Lot 8****Guide Price £125,000**

## **The Greyhound Inn, 27 Bowdon Street, Edgeley, Stockport SK3 9HG**

### **Vacant public house suitable for PP subject to permission**

**Location** The property is located at the junction of Moseley Street and Bowdon Street in a densely populated residential location close to Edgeley shopping centre and a really short walk from Stockport Train Station

**Details** Ground Floor: Lounge bar, servery, snug room, pool area.  
 First Floor: Self contained accommodation comprising two double bedrooms, living room, kitchen/dining room, bathroom  
 Basement: Beer cellar, storeroom and boiler room  
 Externally: There is an enclosed yard to the rear with a smoking shelter, car park for circa 4/6 vehicles and a beer patio

**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

**Lot 8**

**Guide Price £125,000**



Site plan is for identification purposes only refer to the legal pack for the title plan

**Planning** The property is considered suitable for residential conversion subject to permission and regulations and interested parties are advised to consult with the local planning department directly or can alternatively speak to Mellor Dowd Planning Services on 0161 443 4500

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

**Tenure** Freehold

**Viewings** Strictly by appointment via the auction department 0161 443 4747

**Lot 9**

**Guide Price £95,000**



## 24 Lower Hillgate, Stockport SK1 1JE

**Double fronted retail unit (90 sq m) plus PP for four s/c flats.**

<b>Location</b>	Located close to Robinson's Brewery in pedestrianised area, steeped in new development
<b>Details</b>	Ground Floor: Circa 80 sq m (861 sq ft) of double fronted spacious retail space Basement: Cellar under main frontage First Floor: (separate access) spacious studio accommodation, access via Coopers Brow through communal locked yard Second Floor: Studio layout accommodation
<b>EPC rating</b>	Rated D
<b>Planning</b>	Planning ref: DC/052916: Conversion of first and second floors and roof space to form 4 flats- extension of planning permission DC/044554 The property may suit alternative conversion such as HMO subject to planning, interested parties are advise to consult with the local planning team or Mellor Dowd Planning Services on 0161 443 4500
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 10****Guide Price £35,000**

## 1/3 Boat Lane, Manchester M22 4HR

**Site with planning permission for a two storey detached property**

<b>Location</b>	The plot is located on Boat Lane, off Ford Lane close to St Wilfred's Church at the heart of Northenden's Conservation Area.
<b>Location</b>	The site is located in arguably one of the more desirable Northenden locations with easy access to the Mersey Valley Way, local amenities and also to Didsbury
<b>Planning</b>	Full Planning Permission exists for the erection of a detached three bedroom dwelling house. Planning Reference 096129/FO/2011/52 with associated landscaping and car parking. Full construction drawings are available in the legal pack. Interested parties can consult with the local planning department or alternatively call Mellor Dowd Planning Services on 0161 443 4500
<b>Possession</b>	Vacant site
<b>Viewings</b>	Please contact the auction department for further details

**Lot 11**

**Guide Price £99,000**



**Former Blackley Con' Club, Middleton Old Road, Blackley, Manchester M9 8DS**

**Former Conservative Club on Blackley Village border.**

<b>Location</b>	The property is located just off Rochdale Road (A4664) close to Old Market Street
<b>Details</b>	<p>Ground Floor: Hallway, kitchen off hallway, main bar area with servery and stage, open plan into further reception area, associated WCs</p> <p>Lower Ground Floor: Bar servery, beer cellar, pool room, snooker room, WCs and storage</p> <p>Externally: Small yard area</p>
<b>Notes</b>	<p>The property requires modernisation and may suit alternative uses subject to permission</p> <p>Interested parties are advised to consult with the local council directly or can call call Mellor Dowd Planning Services on 0161 443 4500</p>

**Lot 11**

**Guide Price £99,000**



**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

<b>EPC rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4747

**Lot 12**

**Guide Price £275,000 to £300,000**



**195-197 Liverpool Road, Eccles, Manchester M30 0QW**

**Hand car wash premises, showroom and self contained flat**

<b>Location</b>	Located in a prominent roadside location Liverpool Road (A57) adjacent to Renshaw Street
<b>Details</b>	We have not been able to gain full access but advise that the lot offered is to comprise of a mixed use investment comprising hand car wash (office space of circa 55 sq m), retail showroom (156 sq m) and a self contained residential investment flat.
<b>Note</b>	We are advised buy the current owners that there are leases in place and these will be available in full in the legal pack that will be published on line. Income circa £36,000 per annum (not verified)
<b>EPC ratings</b>	On order
<b>Possession</b>	Sold subject to tenancy agreements and leases unless otherwise stated
<b>Viewings</b>	By appointment only via the auction department 0161 443 4747



**Lot 13****Guide Price £30,000 to £35,000**

## 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.

**Lot 14****Guide Price £200,000 to £250,000**

## Land At, Hall Moss Road, Charlestown, Manchester M9 7AT

### Plot of land with planning permission

**Location** The plot is located at the junction with Hall Moss Lane and Shakleton Avenue

**Details** The site extends to almost 1.2 acres and has outline planning permission for the development of 16 two storey residential dwellings ref: 099079/OO/2012/N1  
Full planning documents and associated papers are to be found in the online legal pack

**Planning Matters** Parties interested in the planning application are advised to consult with the local planning department directly or contact Mellor Dowd Planning Services on 0161 443 4500 as it is considered that the scheme could be improved in density subject to discussion and approval with the local authority and expert assistance

**Possession** Vacant on completion

**Viewing** Open site

**Lot 15**

**Guide Price £65,000**



**443 Liverpool Road, Peel Green, Eccles, Manchester M30 7HY**

**Shop with two bedroom living accommodation and parking**

**Location** On Liverpool Road, near to Asda supermarket, close to junction with Clifford Street

**Details** Ground Floor: Shop sales area, rear living room, kitchen  
 First Floor: Two bedrooms, bathroom, box room  
 Basement: Two chambers  
 Externally: Yard to rear plus gated parking off Clifford Street

**Notes** The property is not trading and may suit conversion or change of use subject to planning and permission. Interested parties can consult the local council planning department or consult with Mellor Dowd Planning Consultants on 0161 443 4500  
 The local council have agreed to make a contribution to a facelift of the facade: details will be provided in the legal pack

**EPC** On order

**Possession** Vacant on completion

**Viewing** Auction department 0161 443 4747

**Lot 16****Guide Price £70,000 +**

## **The Black Diamond, 243-245 Warrington Road, Ince, Wigan WN3 4RT**

### **Freehold public house with vacant possession**

<b>Location</b>	Located on the roundabout on the A573 Warrington Road at the Ince Green Lane junction
<b>Details</b>	Ground Floor: 190 sq m (2,000 sq ft) bar trade area and store First Floor: 180 sq m (1,700 sq ft) former owners/managers accommodation Exterior: Yard area and small parking area
<b>Notes</b>	If VAT is applicable it 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 <a href="http://www.hmrc.gov.uk">www.hmrc.gov.uk</a>
<b>EPC rating</b>	Rated D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 17****Guide Price £20,000 to £25,000**

## 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.

Lot 18

Guide Price £525,000



**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 over 12 months (this figure will change relating to void periods within the 12 month period).
<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

Lot 19

Guide Price £125,000 to £150,000



## 7 - 11 Carr Road, Nelson BB9 7JS

### Former council offices in row of terrace properties

<b>Location</b>	The property is located on Carr Road (B6249), close to Booth Street in the Town centre, via the one way system from Manchester Road (A682)
<b>Details</b>	The property was formerly used as one single office by the local council and comprises: Ground Floor: Reception, offices, kitchen, storage and WCs First Floor: Offices and storage Second Floor: Attic storage Basement: Cellars GIA 526.25 sq m (5,661 sq ft) Externally: Garden fronted, two yards to rear
<b>EPC rating</b>	Rated G
<b>Notes</b>	The property may suit alternative uses or conversion subject to the necessary consents and as such interested parties are advised to consult with the local planning department directly or can call Mellor Dowd Planning Services on 0161 443 4500 for advice.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 20****Guide Price £85,000 to £100,000**

### Former Ladyzone Gym, 256b Finney Lane, Heald Green, Cheadle SK8 3QA

#### Vacant former gym with living accommodation

<b>Location</b>	The property is located off Finney Lane to the side/rear of Reeds Rains Estate Agency office
<b>Details</b>	Ground Floor: Reception office, storeroom area, WC, extension to rear with kitchen area and storeroom. First Floor: Providing an open plan area Externally: Car parking space
<b>Notes</b>	Originally a workshop but has been utilised as a nail salon/beauty clinic and more recently as a ladies gym/fitness centre. The property has been extensively refitted and has mounted electric heaters. The property may suit alternative uses subject to planning permission and therefore please contact the local planning department directly or contact Mellor Dowd Planning Services on 0161 443 4500 for advice
<b>EPC rating</b>	Rated C
<b>Possession</b>	Tenanted at completion unless otherwise stated, lease details will be provided in legal pack and we are advised the lease expires in February 2013, rent to be confirmed. The tenant is not using the building but is paying rent currently
<b>Viewing</b>	Auction department 0161 443 4747



**Lot 21**

**Guide Price £175,000 to £200,000**



## **Offices, 100 Shaw Road, Oldham OL1 4AB**

### **Detached offices with consent for care home**

<b>Location</b>	Location on the Easterly side of Shaw Road (B6194) approximately half a mile to the North of Oldham Town Centre and approximately 200 meters from the Derker Metro link station.
<b>Description</b>	Single storey modern office building with on-site parking considered suitable for approximately 40 cars.
<b>Accommodation</b>	The net internal floor area is 9,051 sq ft - 841 sq m.
<b>EPC</b>	To be provided.
<b>Planning Consent</b>	Property benefits from planning consent for change of use to a 29 bed residential care home dated September 2011 - further details available on request.
<b>Tenure</b>	Believed to be freehold.
<b>Viewing</b>	Auction department 0161 443 4747.

**Lot 22**

**Guide Price £155,000 to £165,000**



**Kiddy Steps, 19 Mough Lane, Chadderton, Oldham OL9 9NT**

**Nursery premises, may suit conversion subject to planning**

<b>Location</b>	Mough Lane is located off Broadway (A663) in a predominantly residential location
<b>Details</b>	Ground Floor: Two nursery rooms, kitchen/prep area (111 sq m) 1,194 sq ft First Floor: Nursery room, staff room (48 sq m) 516 sq ft Externally: Garage/store 67.7 sq m, covered yard area, play areas to front and rear 728 sq ft
<b>Notes</b>	Although the property is being sold with vacant possession buyers wishing to operate a day care centre will be able to operate straight away should they require and subject to the necessary permissions and licences The car park located to the left hand side of the building is owned by a family member and is not included in the sale, however they have indicated that they will be willing to sign a lease for the car parking subject to negotiation post sale.

**Lot 22**

**Guide Price £155,000 to £165,000**



<b>EPC rating</b>	On order
<b>Planning</b>	The property may suit alternative uses or redevelopment subject to planning interested parties are advised to consult with the local planning department at OMBC directly or alternatively contact Mellor Dowd Planning Services on 0161 443 4500
<b>Possession</b>	Vacant on completion unless otherwise stated
<b>Viewings</b>	STRICTLY BY APPOINTMENT ONLY VIA AUCTION DEPARTMENT 0161 443 4747

**Lot 23****Guide Price £150,000**

## **Serena House, Unit 2 Vulcan Street, Oldham OL1 4LQ**

**7,800 Sq Ft (725 Sq M) Industrial unit with yard.**

<b>Location</b>	Situated on the North Side of Vulcan Street approximately 200 meters from its junction with Rippondon Road (A672) approximately 1/2 a mile east of Oldham Town Centre.
<b>Description</b>	Semi - detached industrial unit of steel portal frame construction with substantial concertina loading door to the front elevation. Externally the property will have a fenced and gated yard area to the front and side.
<b>Accommodation</b>	The property extends to a gross internal floor area of 7,800 Sq Ft - (725 Sq M).
<b>EPC</b>	On order.
<b>Tenure</b>	Freehold.
<b>Viewing</b>	Auction department 0161 443 4747.

**Lot 24**

**Guide Price £60,000**



**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

Lot 25

Guide Price £50,000



## 49 Lee Lane, Horwich, Bolton BL6 7AX

**Vacant retail premises with first and second floor one bed flat.**

<b>Location</b>	Fronting Lee Lane the main thoroughfare in the town of Horwich approximately 3 miles west of Bolton.
<b>Description</b>	Traditionally constructed inner terrace property providing accommodation over three floors with a ground floor retail shop and ancillary, plus first and second floor one bed living accommodation.
<b>Accommodation</b>	We have been provided with the following gross internal floor areas: <b>Ground floor:</b> Sales area - staff/kitchen area - W.C. 688 Sq - Ft 64 Sq M. <b>First Floor:</b> Lounge & Kitchen 546 Sq Ft - 52 Sq M. <b>Second Floor:</b> Bedroom & bathroom 501 Sq Ft - 47 Sq M.
<b>EPC</b>	The EPC has a rating of E - 120.
<b>Tenure</b>	Believed to be freehold.
<b>Viewing</b>	Auction Department 0161 443 4747

**Lot 26**

**Guide Price Disclosed Reserve £1,200**



**Land To The West Of, Dever Avenue, Cowling Lane, Leyland, Preston PR25 1XR**

**Vacant parcel of land circa 0.1 acres**

<b>Location</b>	The site is located to the west of Dever Avenue, Cowling Lane
<b>Details</b>	Parcel of land extending to approximately 0.1 acres (404 sq m)
<b>Planning</b>	The land may suit residential development subject to the necessary consents and interested parties are advised to consult with the local council direct or alternatively can call Mellor Dowd Planning Services on 0161 443 4500
<b>Important notice</b>	The buyer is to reimburse the vendors solicitors fees of £550 VAT inclusive and the Auctioneers fee of £1,000 plus VAT at completion and the minimum deposit on this lot will be £1,200
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Open site

**Lot 27****Guide Price £150,000 +**

## 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>	Rated F
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction department 0161 443 4747



Lot 28

Guide Price £100,000 +



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

### Substantial former surgery premises suitable for redevelopment

<b>Location</b>	The property is located on Ashton Old Road (A662) on the corner with Seymour Road South in a predominantly residential location
<b>Details</b>	The premises comprise an extended Doctors surgery/Medical centre with rooms over two floors plus basement. The NIA is circa 154 sq m (1,657 sq ft) plus basement The property may lend itself to conversion to residential HMO accommodation, flats, or as a mixed use commercial premises subject to the necessary consents.
<b>Accommodation</b>	Ground Floor: Waiting room, office/reception room, public WC, rear porch, consulting room and two surgery rooms First Floor: Office/staffroom, treatment room, waiting room, store room, WC and landing Basement: open plan chambers Externally: Yard to rear
<b>Notes</b>	The property has historically been used for retail as a butchers shop, is centrally heated and has majority double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant
<b>Viewing</b>	Strictly by appointment with the auction department 0161 443 4747

**Lot 29**

**Guide Price £80,000**



## 97-99 Market Street, Atherton M46 0DA

### Double fronted property - May suit residential (1st Floor - STP)

<b>Location</b>	Market Street is the main retail area in Atherton, nearby occupiers include The Post Office and Greenhalghs (bakers).
<b>Description</b>	Substantial two storey retail property which was originally two properties. The property benefits from powder coated aluminium shop front protected with electric shutters, gas central heating to ground floor and parking to the rear. It lends itself to sub-division and/or conversion of the 1st floor to residential (subject to consent being obtained).
<b>Accommodation</b>	The property has the following net internal areas: Retail Sales - 117.81 sq m Kitchen - 5.93 sq m 3no. Store Rooms - 39.64 sq m First Floor 5no. Storage Rooms - 94.24 sq m Bathroom Total Net Internal Area - 257.62 sq m (2,773 sq ft)  Externally there are 2 car parking spaces.
<b>Tenure</b>	Believed to be Freehold.
<b>EPC</b>	On order.
<b>Possession</b>	Vacant upon completion.
<b>Viewing</b>	Auction department 0161 443 4747.

**Lot 30**

**Guide Price £325,000 to £350,000**



**Portwood Trading Estate, Carrington Road, Stockport SK1 2JT**  
**Freehold industrial estate investment producing £48,250 per annum**

**Location** Accessed from Carrington Road (B6014) circa 1/2 mile to the East of Stockport Town Centre and close to J27 of the M60

**Details** Multi-Het industrial estate comprising 7 units plus yard. The majority of the units are mainly single and of two storey brick construction. The estate may also be considered suitable for redevelopment subject to the necessary consents being granted. The site area is estimated as 1.52 acres or thereabouts

**EPC ratings** All EPCs are on order

**Accommodation & Tenancies** UNIT 4 (592 sq ft) Tenant: Mr P Feerick - Rent: £2,750 pa - Term: Holding over  
 UNITS 5 & 6 (3,500 sq ft) Tenant: B & M World Ltd - Rent: £11,000 pa - Term: 3 years - Expiring: 24.12.2015  
 UNIT 10 (2,089 sq ft) Tenant: Mr J Wood - Rent: £10,750 pa - Term: 1 year - Expiring: 20.08.2014  
 UNIT 10A (1,204 sq ft) Tenant: Mrs F Waheed - Rent: £3,500 pa (includes service charge & insurance) - Term: 1 year - Expiring: 24.07.2014  
 UNIT 11 (3,660 sq ft) Tenant: Mr S Richardson - Rent: £7,000 pa - Term: 5 years - Expiring: 30.09.2014  
 UNIT 16 (1,703 sq ft) Tenant: Mr S Richardson - Rent: £6,750 pa - Term: 4 years - Expiring: 29.02.2016  
 UNIT 21 (4,449 sq ft) Currently Vacant (ERV £10,000 pa)  
 YARD AREA Tenant: Mr D France & Mr A Hanson - Rent: £6,500 pa - Term: 3 years - Expiring: 05.12.2014  
 TOTAL FLOOR AREA: 17,197 SQ FT (plus yard area)  
 TOTAL RENTAL INCOME: £48,250 PA (ERV £58,250 PA)

**Viewings** Auction department 0161 443 4747

Lot 31

Guide Price £39,000 +



## 790 Hyde Road, Gorton, Manchester M18 7JD

**Mixed use retail property on busy A57 may suit alternatives**

<b>Location</b>	Hyde Road (A57) in row of mixed use properties
<b>Details</b>	Ground Floor: Sales area, store room, kitchen First Floor: One bedroom, bathroom, lounge
<b>Notes</b>	We have been unable to verify the lease details: refer to legal pack, the property is double-glazed, centrally heated
<b>EPC rating</b>	Rated G
<b>Possession</b>	Tenanted unless otherwise stated
<b>Viewing</b>	Auction department 0161 443 4740

**Lot 32****Guide Price £70,000**

### Former Educational Institute, Huddersfield Road, Newhey, Rochdale OL16 3RU

## 5,400 sq ft motor workshop producing £10,000 per annum

<b>Location</b>	Situated on the northerly side of Huddersfield Road (A640) across the road from the Newhey Metrolink Station, in the centre of Newhey. Junction 21 of the M62 is within ¼ mile of the property.
<b>Details</b>	Former Newhey Educational Institute, currently utilised as motor trade workshop. Providing accommodation over 2 floors both with roller shutter loading door access. Ground Floor: Workshop (2,751 sq ft/255 sq m), mezzanine (780 sq ft/72 sq m), office (283 sq ft/26 sq m), WC Lower Ground Floor: Workshop 1 (1,182 sq ft / 109 sq m), Workshop 2 (1,462 sq ft / 136 sq m)
<b>EPC</b>	On order
<b>Possession</b>	The property is tenanted by way of a 3 year lease due to expire 4th June 2015, the current passing rent being £10,000 pa. Please refer to the legal pack for a copy of the lease.
<b>Tenure</b>	Believed to be freehold: refer to legal pack for confirmation
<b>Viewing</b>	Auction department 0161 443 4747

Lot 33

Guide Price £100,000 +



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

### Substantial three storey retail premises in busy retail area

<b>Location</b>	Off the roundabout junction with Westgate, Active Way and Queens Lancashire Way in retail location
<b>Description</b>	Ground Floor: Sales area 190.9 sq m (2,055 Sq ft), storage and office 15.7 sq m (170 sq ft) First Floor: Internal storage and staff toilets 168.4 sq m (1,808 sq ft) Second Floor: Storage 169.9 sq m (1,827 sq ft)
<b>Note</b>	The property may lend itself to subdivision, conversion or alternative uses subject to planning permission and all interested parties are advised to consult with the local planning department directly or contact Mellor Dowd Planning Services on 0161 443 4500
<b>Tenure</b>	To be confirmed
<b>EPC rating</b>	Rated B
<b>Possession</b>	Vacant
<b>Viewing</b>	Refer to Auctioneers office 0161 443 4747

Lot 34

Guide Price £50,000



## 8 Whalley Road, Clayton Le Moors, Accrington BB5 5DT

### Vacant freehold former restaurant premises 328.2 sq m (3,534 sq ft)

<b>Location</b>	Situated on the east side Whalley Road (A680) close to the junction with Whinney Hill Road on the south side of the M65 in Clayton Le Moors approximately 1 mile north of Accrington town centre.
<b>Description</b>	Formally operated as Moutal Licenced Restaurant briefly comprising restaurant, bar, kitchen and ancillary with living accommodation to the first floor. The property is constructed of stone and brick elevations beneath pitched roof with slates in the main.
<b>Accommodation</b>	<p>We have been provided with the following net internal floor areas:</p> <p><b>Ground Floor</b>  Entrance 3.70m<sup>2</sup> / 40 sqft, Bar / Restaurant 144.50m<sup>2</sup> / 1,555 sqft, Kitchen 50.40m<sup>2</sup> / 543 sqft, Store 6.0m<sup>2</sup> / 65 sqft, WCs, Cleaners Store 0.90m<sup>2</sup> / 10 sqft</p> <p><b>First Floor</b>  Living Accommodation, Four Rooms &amp; Bathroom 77.10m<sup>2</sup> / 830 sqft</p> <p><b>Basement</b>  Cellar 45.60m<sup>2</sup> / 491 sqft, Ladies / Gents WC</p> <p><b>Total 328.2 m<sup>2</sup> / 3,534 sqft</b></p>
<b>EPC</b>	Band D
<b>Tenure</b>	Freehold
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 35**

**Guide Price £125,000**



## 52 Burnage Lane, Burnage, Manchester M19 2NL

### Shop premises with accommodation over and land

<b>Location</b>	Located on Burnage Lane close to Levenshulme School and Connaught Avenue
<b>Details</b>	Ground Floor: Main area, rear office area, kitchen area. NIA ground floor only: 48.5 sq m (522 sq ft) First Floor: Landing, four rooms, bathroom (upper floor not measured) Basement: Cellar Externally: Enclosed rear yard, communal driveway access, parcel of land to rear boundary
<b>Notes</b>	The site is listed as a local centre in the Manchester Core Strategy and it states local shopping and service provision should be retained, the land to the rear looks like it could accommodate a few more domestic garages although there may be potential for residential development subject to planning. Parties interested in conversion or change of use can contact the local planning department or Mellor Dowd Planning Services on 0161 443 4500
<b>EPC rating</b>	Rated E
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747



**Lot 36****Guide Price £60,000**

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

### Two storey industrial/workshop premises

<b>Location</b>	The property is located in a predominantly residential area off Byron Street.
<b>Details</b>	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)
<b>Note</b>	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: <a href="mailto:planning@oldham.gov.uk">planning@oldham.gov.uk</a> . Phone: 0161 770 4105 or fax: 0161 770 3104 or alternatively contact Mellor Dowd Planning Services on 0161 443 4500
<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

# 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



ROGER  
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*'The Commercial Property Auctioneers'*



**Notes:**

**Notes:**