



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

30th October 2013
Registration from 1.00pm
Auction start time 2.00pm

The Point, Lancashire County Cricket Club,
Talbot Road, Old Trafford, Manchester M16 0PX

0161 443 4747

www.rogerhannahauctions.co.uk

65-81 St Petersgate, Stockport, Cheshire, SK1 1DS

Century Buildings, 14 St Marys Parsonage, Mancheser M3 2DF



ROGER
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AUCTIONS

'The Commercial Property Auctioneers'

SUCCESS STORIES

from our last auction



Mitchell Arms, Every Street

Manchester

Former public house

Guide price £125,000

Sold for £129,000



Marsden Street

Kirkham

Self contained office workshop

Guide price £20,000 - £30,000

Sold for £30,000



Blackley Conservative Club

Manchester

Former conservative clubw

Guide price £99,000

Sold for £110,000

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auction dates for 2013

Auction

30th October 2013

11th December 2013

4th February 2014

Closing Date

1st October 2013

12th November 2013

10th January 2014

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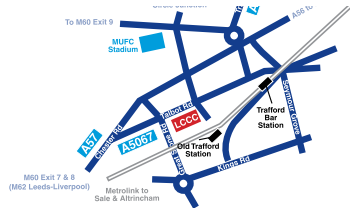
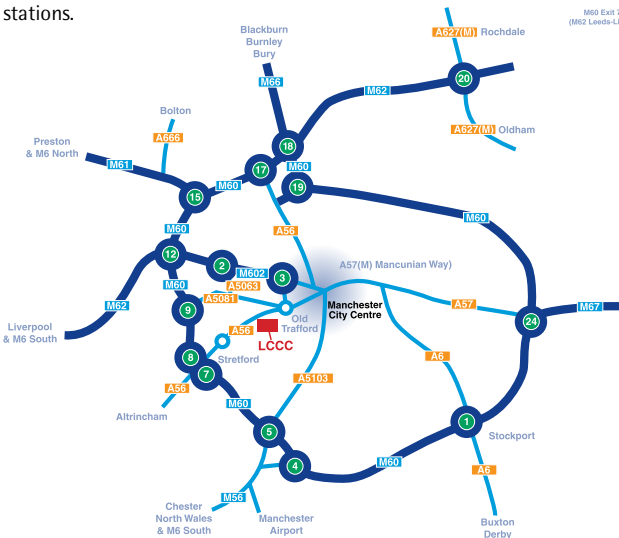
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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	Salford	Unit 3d, Kansas Avenue	2,540 sq ft. modern indust/bus/office unit with parking
2	Swinton	13 Bridge Street/Dawson Street	Industrial unit and offices on 1 acre site
3	Burnley	304 Accrington Road	Tenanted petrol station producing £11,444 per annum
4	Accrington	48 Burnley Road	Retail showroom investment let to HSS
5	Wallasey	82 Birkenhead Road	Retail and residential investment property
6	Oldham	Unit 1, 100 Shaw Road	11,000 Sqft single storey ind.unit with p.p. 26 bed care home
7	Wolverhampton	Legends, Oxley Street	Night club & premises opposite halls of residence
8	Birmingham	Vauxhall Social Club, Revesby Walk	Substantial members club on prominent site
9	Fallowfield	Former Ladybarn Social, Beverley St	0.53 Acre site with full PP for 15 No various dwellings
10	Holyhead	Foresters Arms, Old Post Road	Substantial public house with five bedroom acc.
11	Newcastle Upon Tyne	Walker Village Social Club, Church Walk	Social Club extending to 16,400 sq ft (1545 sq m)
12	Northumberland	Hartford & Shankhouse Social Club	Public house on site circa 0.17 acres
13	Fallowfield	Green Street	0.2 Acre site with full PP for 12 No one bed flats
14	Barnsley	White Bear, Highstone Road	Vacant freehold public house
15	Goole	Goole RAOB	Detached social club premises with basement
16	Old Trafford	7 Talbot Road	Vacant takeaway & three s/c flats
17	Radcliffe	41 Cross Lane	Retail unit, studio to rear & two flats
18	Clayton	863 Ashton New Road	Former medical practice on busy main road
19	Chadderton	19 Mough Lane	Former children day nursery
20	Droylsden	14 Market Street	Portfolio of seven residential investments & one shop
21	Stretford	13-15 Edge Lane	Substantial commercial property with PP for 6 flats
22	Openshaw	1548 Ashton Old Road	Substantial detached office building on 0.13 A site
23	Cheadle	7a Wilmslow Road	Tenanted restaurant with large flat over in prime location
24	Nelson	7-11 Carr Road	Former council offices in row of terrace properties.
25	Edgeley	Former Greyhound Inn, 27 Bowdon St	Former public house suitable for development subject to PP
26	Warrington Central	97 Buttermarket Street	Large former bank premises with income producing car park
27	Consett, County Durham	Stateside Bar, 7 Trafalgar Street	Vacant freehold public house
28	Trimdon, County Durham	The Green, 24 Front Street	Vacant freehold public house
29	Ashton Under Lyne	184-186 Stamford Street Central	Substantial retail premises in Town Centre
30	Stalybridge	19-21 Melbourne Street	Double fronted retail premises suitable for conversion
31	Edgeley	123-125 Grenville Street	Pair of offices suitable for development subject to PP

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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 £40,000**

Unit 3D, Sundance Court, Kansas Avenue, Salford M50 2GZ

2,540 sq ft. modern industrial/business/office unit with parking.

Location	Situated at the head of Kansas Avenue which branches from South Langworthy Road (A5186) approximately 400 meters from Media City on Salford Quays.
Description.	Originally a single storey industrial unit recently converted to create office accommodation over ground and mezzanine floor levels. Externally there is designated parking for 4 cars.
Accommodation.	As measured in accordance with the RICS Code of Measuring Practice, the property provides the following gross internal floor areas:- Ground Floor: offices & ancillary 118 sq m. - 1,270 sq ft. Mezzanine Floor: offices, kitchen & W.C. 118 sq m. - 1,270 sq ft. Total: 236 sq m. - 2,540 sq ft.
Epc.	Band D - 82.
Tenure.	Long leasehold for a term of 99 years from March 1985 - annual ground rent £290 per year.
Viewing.	Contact the Auction Department 0161 443 4747.

Lot 2

Guide Price £125,000 +



13 Bridge Street & Dawson Street, Swinton M27 4DN

Vacant industrial unit & offices on 1 acre site

Location	Situated between Bridge Street and Dawson Street with access points from both, on Swinton Industrial Estate just off Bolton Road (A666) to the north and Swinton Hall Road to the south.
Description	Two defined parts:- Bridge Street - two storey offices with single storey workshop and car parking area. Dawson Street - surfaced yard area with access to the single storey workshop. Both areas are fenced with double gated access. The buildings require refurbishment.
Accommodation	Single Storey Workshop - 1,440 sq ft (134 sq m) Two Storey Offices - Not Measured Total Site Area - 1 Acre
Tenure	Long Leasehold for 99 years from 1967. Ground rent believed to be £3,400 per annum.
EPC	On order.
Viewing	Auction department 0161 443 4747.

Lot 3**Guide Price £70,000 +**

Accrington Rd Service Station, 304 Accrington Road, Burnley, BB11 5EW

Tenanted petrol station producing £11,444 per annum

Location	Fronting Accrington Road (A679) approximately half a mile east of Burnley town centre and approximately 600m from junction 10 of the M65 motorway.
Description	Trading petrol filling station and kiosk.
Accommodation	The total net internal area of the kiosk is approximately 275 sq ft (25.5 sq m) The total site area extends to approximately 0.22 acres.
Tenancy	The premises are occupied by way of a 4 year lease due to expire May 2016 in the name of 4 individuals. The base rent is £11,444.40p per annum with fixed increases in May 2014 and May 2015. A copy of the lease is available in the legal pack.
Note	The purchaser will be liable for the vendors auctioneers fees at £1,500 plus VAT.
Tenure	Freehold
EPC	Band E.
Viewing	Auction department 0161 443 4747

Lot 4**Guide Price £80,000**

48 Burnley Road, Accrington BB5 6HG

Retail Showroom Investment - let to HSS Hire.

Location	Fronting the southerly side of Burnley Road (A679) to the east of Accrington town centre
Description	Traditionally constructed showroom property, providing accommodation over three floors. Loading access is provided from the rear to the lower ground floor. The ground floor windows being protected by security shutters
Accommodation	We have been provided with the following net internal floor areas:- Ground Floor - 96.3 m2 / 1,037 sqft. Lower Ground Floor - 104.8 m2 / 1,128 sqft. First Floor - 98.0 m2 / 1,055 sqft.
EPC	Band E - 107
Tenancy / Note	Let to HSS Hire Service Group Limited (guaranteed by The Davis Service Group plc) by way of a 25 year lease due to expire 6/12/2017. The current rent is £10,250 pax. HSS are not in occupation and the property has been sub-let although we do not have information regarding the terms. HSS have a turnover of £172,042,000 Pre tax profit of £8,808,000 Net worth of £43,625,000 - Source Equifax.
Tenure	Understood to be freehold
Viewing	Auction department 0161 443 4747

Lot 5

Guide Price £70,000 to £80,000



Former O'Sheas Public House, 82 Birkenhead Road, Wallasey CH44 7BZ

Retail and Residential Investment Property producing £16,800 pa.

Location	Fronting Birkenhead Road (A554) approximately 1/4 mile from the entrance/ exit to the Kingsway tunnel (A59)
Description	Former Public House which has recently been converted to form a ground floor convenience store with 3 one bed flats to the upper parts
Tenancies	We understand the property is currently tenanted as follows: - Ground floor: - Let to private individual by way of a 7 year lease due to expire in 2019 and incorporating rent reviews in 2015 and 2018. The current rental is £3,120 pa which is due to increase to £3,380 pa Upper floors: - flat 1 £395 pcm - flat 2 £395 pcm - flat 3 £350 pcm Therefore total gross income £16,800 pa increasing to £17,060 pa
EPC	On order
Tenure	Please refer to the legal pack
Viewing	Auction department

Lot 6

Guide Price £175,000 to £200,000



Unit I, 100 Shaw Road, Oldham OL1 4AB

11,000 Sq ft single storey ind. unit with p.p. for 26 bed care home.

Location	An industrial complex fronting onto Shaw Road (B6194) approximately 1/2 a mile to the North East of Oldham town centre.
Description	Single storey industrial unit of brick elevations with corrugated profile metal sheet cladding to the upper parts and roof. To the side elevation is a substantial loading door. Internally the property is fitted with office accommodation to the front and open plan workspace to the rear.
Note/Planning	Consent was approved August 2013 for a 26 bed care home - further details available.
Accommodation	Gross internal floor area 11,000 Sq Ft - 1,022 Sq M.
Epc	Available on request.
Tenure	Freehold.
Viewing	Auction department.

Lot 7

Guide Price £125,000



Legends, Oxley Street, Wolverhampton WV1 1QN

Night Club opposite Wolverhampton University halls of residence.

Location The property is located on Oxley Street opposite the University of Wolverhampton Halls of Residence. The property is in close proximity to Wolverhampton Wanderers Football Club and Wolverhampton University campus.

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details The property comprises a purpose built two storey club with manager's accommodation above. Externally, the property benefits from a large car park with circa 20 spaces

Ground Floor: reception, main bar & servery, lounge Bar, function Room, offices, kitchen, stores, cellar

First Floor: Nightclub, bar & servery, manager's accommodation, WCs

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.

Lot 7

Guide Price £125,000



VAT	VAT if payable will be in addition to the purchase price unless otherwise specified: 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" This form will be contained in the legal pack. 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
Planning	The premises may suit alternative uses and therefore interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 474 for advice
EPC rating	On order
Tenure	Freehold
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4747

Lot 8**Guide Price £45,000**

Vauxhall Social Club, Revesby Walk, Birmingham B7 4LG

Substantial members club situated on a prominent corner plot.

Location Off Duddeston Manor Road, off Vauxhall Road (B4132)

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details The property comprises a substantial members club situated on a prominent corner plot with accommodation providing two distinct trading areas at each floor.
 Ground Floor: Reception, function room with bar and servery, lounge with bar and servery, kitchen, WC's and cellar
 First Floor: function Room with bar and servery, kitchen & stores, managers accommodation with 3 double bedrooms, kitchen and bathroom

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.

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Lot 8

Guide Price £45,000



Planning	The premises may suit alternative uses and therefore interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 474 for advice
EPC rating	Rated D
Tenure	The property is held long leasehold with an unexpired term of 31 years
Possession	On a three year tenancy agreement holding over at £50 per week from 5th October 2009
Viewings	Auction department 0161 443 4747

Lot 9

Guide Price £650,000



Site Of Former Ladybarn and District, Royal British Legion Beverly Road, Ladybarn, Fallowfield, Manchester M14 6TZ

0.53 Acre site with full PP for 15 No various dwellings.

Location	Located in the ever popular Ladybarn area of Fallowfield in a student investment hotspot close to junction with Shipley Street
Details	Planning permission has been granted for the erection of two pairs of three storey semi-detached houses, a row of seven three storey terrace/mews properties and for the erection of a gateway development of two apartments over the access driveway with the associated provision of parking and landscaping Site area circa 0.53 Acres or thereabouts
Notes	The plan shown in the catalogue is for identification purposes only and the full plan will be available in the legal pack
Planning	Planning reference 09191/FO/2012/S1 Interested parties are advised to consult with the local planning department directly at the local council or can alternatively contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice and guidance
Possession	Vacant site
Viewing	Open site
Tenure	Freehold

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Lot 10

Guide Price £55,000



The Foresters Arms, Old Post Road, Holyhead LL65 2RL

Substantial public house with 5 bed owners accommodation.

Location The property is situated approximately 0.5 miles South of Holyhead town centre fronting Porthdafarch Road at the junction with Kingsland Road (B4545)

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details Ground Floor: Bar/lounge, pool room, male WC, female WC, store room, beer cellar & garage
First Floor: Living room, kitchen, bathroom, separate WC, 2 bedrooms and store room
Second Floor: Three bedrooms and family bathroom
Externally: Enclosed yard to the rear with a covered smoking area

Fixture & 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.

Lot 10

Guide Price £55,000



VAT VAT will be payable in addition to the purchase price unless otherwise specified: 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" This form will be contained in the legal pack. 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

EPC rating Rated D

Possession Vacant on completion

Planning The property may lend itself to conversion or alternative uses subject to the necessary consents. Interested parties are advised to consult the local planning department direct at the relevant council or can alternatively contact Mellor Dowd Planning Services for advice on 0161 443 4500

Tenure Freehold

Viewing Auction department 0161 443 4747

Lot 11

Guide Price £50,000



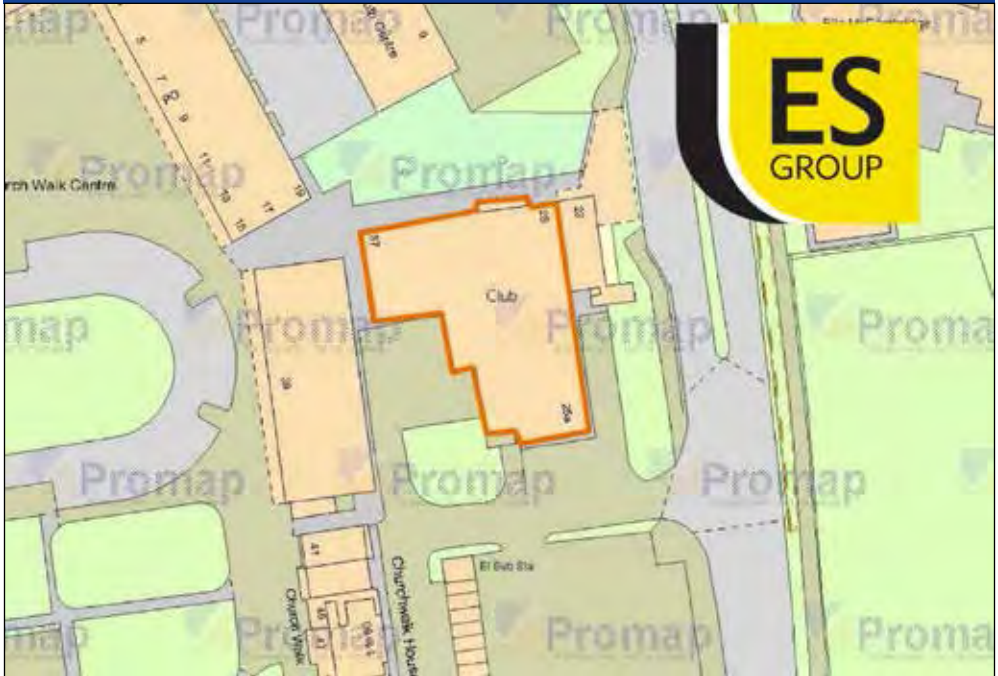
Walker Village Social Club, Church Walk, Walker, Newcastle upon Tyne NE6 5DP

Social club with gross internal area of circa 1,545 sq m (16,640 sq ft).

Location	The property is located near a shopping parade, health care centre and opposite a new housing development
To be sold on behalf of	Joint Administrators of Calco Pubs Limited
Details	Two-storey L-shaped building purpose built as a club in the late 1950s/early 1960s The building has 3 parts the main building, a rear single storey brick extension and a 2 storey section at the end of the extension. The main access is located on the north elevation via a set of double doors. The approximate gross internal area is 1,545 sq m (16,640 sq ft) The site area is estimated at 0.320 acres.
Planning	The site is considered suitable for redevelopment and therefore interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 474 for advice
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.

Lot 11

Guide Price £50,000



VAT	VAT if payable will be in addition to the purchase price unless otherwise specified: 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" This form will be contained in the legal pack. 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
EPC rating	Rated E
Tenure	The property is held leasehold with an unexpired term of 55/56 years
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 12

Guide Price £75,000



Hartford and Shankhouse Social Club, Scott Street, Hartford, Cramlington NE23 3AN

Public house with development potential subject to PP (0.17 acres).

Location The subject property is on Scott Street, the most northerly road in the village. Nearby there is a school and newly built housing to the rear

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details The subject is a purpose built two storey building of brick construction with a pitched slate roof. The building also incorporates living accommodation at first floor level. The windows are UPVC. At ground floor level there is a bar with separate lounge and on the first floor a concert hall with a small stage and a bar area.
The gross internal area of the building is approximately 7,500 sq ft / 697 sq m.
Externally: Small parking area with space for circa 3-4 cars
RATING

The Valuation Office Agency website lists the property as a Club and Premises with a current rateable value of £5,000.

Notes The premises and site may lend themselves to redevelopment or conversion subject to the necessary consents: interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd planning services on 0161 443 4500

Lot 12

Guide Price £75,000



VAT VAT will be payable in addition to the purchase price unless otherwise specified: 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" This form will be contained in the legal pack. 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

EPC rating Rated C

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.

Tenure Freehold

Possession Vacant on completion

Viewing Auction department 0161 443 4747

Lot 13

Guide Price £300,000 to £325,000



Site To Rear Of, 13 Green Street, Ladybarn, Fallowfield, Manchester M14 6TL

0.2 Acre site with full PP for 12 No one bedroom apartments

Location	The site is located to the rear of the White Swan Public House on Rink Street/Green Street in a popular area for student investment
Details	Planning permission has been granted for the erection of a three storey building to form 12 No one bedroom, self-contained flats with 8 car parking spaces and associated landscaping and environmental improvements to the curtilage of the former White Swan PH. Site area circa 0.2 Acres or thereabouts
Planning	Planning reference 099190/FO/2012/S1 Interested parties are advised to consult with the local planning department directly at the local council or can alternatively contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice and guidance
Notes	The plan shown in the catalogue is for identification purposes only and the full plan will be available in the legal pack
Possession	Vacant site
Tenure	Freehold
Viewing	Open site



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AT MELLORDOWD WE UNDERSTAND THAT GETTING THE RIGHT DECISION FOR YOUR APPLICATION IS VERY IMPORTANT. WITH OVER **30 YEARS** EXPERIENCE, WE ARE EXPERTS IN HELPING COMPANIES LIKE YOURS ACHIEVE THEIR GOAL.

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0161 443 4290

Lot 14

Guide Price £50,000



White Bear, Highstone Road, Worsborough Common, Barnsley S70 4DD

Freehold detached public house premises.

Location The premises are located at the corner of High Stone Road and Rowan Close

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details Ground Floor: Single trade room with bar fittings and ladies and gents WCs
Accommodation: Self-contained access to the side of the living accommodation which comprises of a ground floor kitchen into the first floor living room, office, 4 bedrooms, bathroom and separate WC
Externally: There is a small car parking area to the side which is also utilised as an external beer terrace

Notes 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 www.hmrc.gov.uk

Lot 14

Guide Price £50,000



EPC rating	Rated E
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
Planning	All enquiries regarding planning matters should be directed to the local authority or alternatively you can contact Mellor Dowd Planning Services on 0161 443 4500 for advice
Possession	Vacant on completion
Viewings	Auction Department 0161 443 4747

Lot 15**Guide Price £30,000**

Goole RAOB Club, Chapel Street, Goole DN14 5RJ

Detached two storey social club with basements

Location	The premises are located on the fringe of Goole town centre in a generally light industrial location close to the local leisure centre and car park
Details	The property comprises a detached two storey, with cellar, building of brick construction set beneath a pitched tile covered roof. Due to the construction and topography of the site there is ground floor access to the cellar from the side. The property has no associated external areas except an alley to the side providing access to the cellar.
Accommodation	<p>Ground Floor Central bar servery to members bar and small lounge. Customer toilets, changing room and office.</p> <p>First Floor Function room with bar servery and domestic kitchen. Committee room with storage and customer toilets.</p> <p>Basement Beer cellar with associated stores.</p>
Fixtures & Fittings	No fittings or fixtures will be included in the sale unless agreed. Any third party items such as gaming machines, dispensing equipment, sound systems etc will also be excluded. Any fixtures or fittings left in the property at completion will be assumed to have been abandoned and there is no responsibility or requirement for these to be removed by the vendor

Lot 15

Guide Price £30,000



VAT	VAT may 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
EPC rating	Band D
Tenure	Freehold
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 16**Guide Price £160,000 to £180,000**

7 Talbot Road, Old Trafford, Manchester M16 0QL

Vacant takeaway and three self contained tenanted flats

Location	The property is located on Talbot Road next to the Tollgate Public House
Details	<p>Ground Floor: Takeaway premises with shop sales area, prep room, store room and yard to rear</p> <p>Entrance to flats:</p> <p>First Floor: Self contained flat, lounge, dining kitchen, one bedroom, bathroom</p> <p>Second Floor: Self contained flat, lounge, dining kitchen two bedrooms, bathroom</p> <p>Third Floor: Self contained flat, lounge, dining kitchen two beds, bathroom</p>
Notes	The property has double glazing to the flats and central heating systems
EPC ratings	Shop: on order, flats on order
Possession	Shop vacant, flats subject to tenancies
Viewings	Auction department 0161 443 4747

Lot 17

Guide Price £50,000 to £60,000



41 Cross Lane, Radcliffe, Manchester M26 2QZ

Retail unit with accommodation over PP for conversion of parts

Location	The property is located on the corner of Cross Lane (A6053) and Park Street
Details	Ground Floor: Shop unit with ancillary space, self contained accommodation to rear First Floor: Two flats Basement: Chambers
Planning	Planning exists for change of use of flat at ground floor to increase floor area of existing shop; Internal alterations to create one flat at first floor planning ref: 53611 Contact Bury MBC directly or contact Mellor Dowd Planning Services on 0161 443 4500 for advice
EPC rating	On order
Possession	Vacant on completion
Viewings	Auction department 0161 443 4747

Lot 18**Guide Price £90,000 +**

863 Ashton New Road, Clayton, Manchester M11 4PB

Former medical practise on prominent main road

Location	The property is located on Ashton Old Road (A662) on the corner with Seymour Road South in a predominantly residential location
Details	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.
Accommodation	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
Notes	The property has historically been used for retail as a butchers shop, is centrally heated and has majority double glazing
EPC Rating	On order
Possession	Vacant
Viewing	Strictly by appointment with the auction department 0161 443 4747

Lot 19**Guide Price £115,000 +**

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

Nursery premises, may suit conversion subject to planning.

Location	Mough Lane is located off Broadway (A663) in a predominantly residential location
Details	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
Notes	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.
EPC rating	On order
Planning	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
Possession	Vacant on completion unless otherwise stated
Viewings	STRICTLY BY APPOINTMENT ONLY VIA AUCTION DEPARTMENT 0161 443 4747

Lot 20

Guide Price £275,000



Portfolio Of 8 No Properties At, 14 Market Street, Droylsden, Manchester M43 6EA

Portfolio of seven residential investments & one shop

Location The properties are located on Market Street Droylsden close to Ashton Hill Road and the "Lazy Toad" Public House

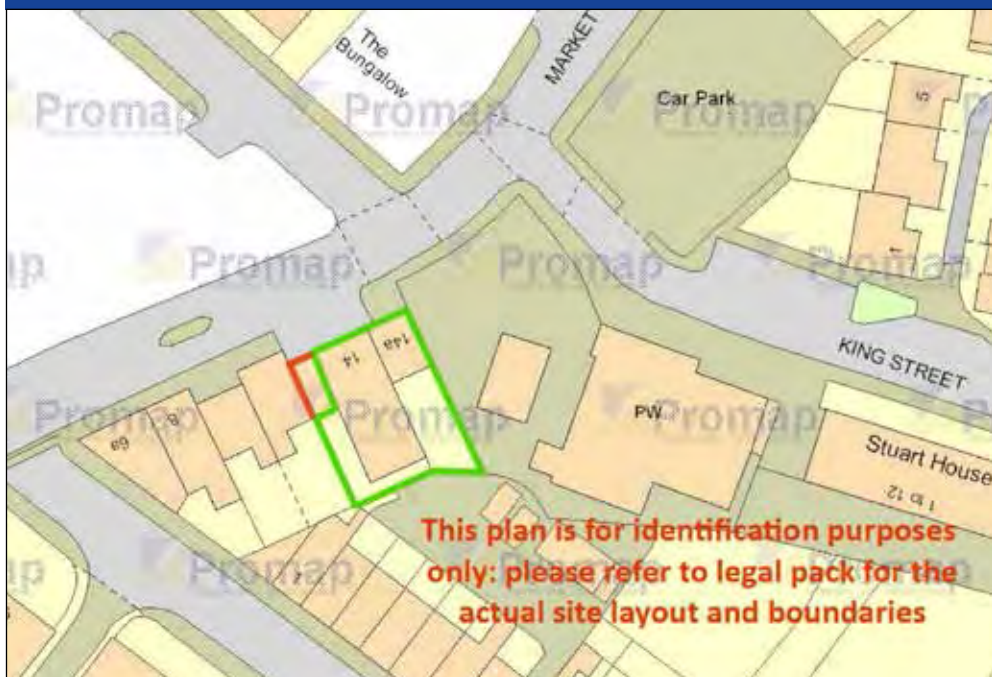
14 Market Street Six self contained flats over first and second floors. All flats comprise kitchen living room one bedroom and bathroom.
 Flat 1: 16 June 2013 currently let £300 pcm
 Flat 2: 14 July 2010 currently let £325 pcm
 Flat 3: 30 September 2009 currently let £300 pcm
 Flat 4: 17 June 2009 currently let £350 pcm
 Flat 5: 31 May 2005 currently let £300 pcm
 Flat 6: 7 March 2013 currently let £300 pcm

14a Market Street Three bedroom end terrace currently tenanted at £75 per week since 09/10/1999

14a Market Street Single storey ground floor retail unit currently tenanted from 13 July 2010 on 5 year lease rent £3,120 per annum currently under upward review

Lot 20

Guide Price £275,000



EPC ratings Flat 1: C Flat 2: B
 Flat 3: C Flat 4: C
 Flat 5: C Flat 6: D
 14a Terrace: D 14a Shop: D

Possession Tenanted at completion unless otherwise notified

Viewings Viewings are available strictly by appointment with the auctioneers only
 0161 443 4740

Lot 21

Guide Price £110,000



13-15 Edge Lane, Strefford, Manchester M32 8HN

Four storey retail/office premises with PP for conversion

Location	Edge Lane close to junction with Chester Road and also Metrolink Station
Details	Ground Floor: Reception, three offices and kitchen, First Floor: Six offices and two WC's Second Floor: Four offices, Third Floor: Three offices, Basement: Cellar chambers Externally: To the rear of the property there is a car park which is 1 leased and shared with neighbours from Trafford Metropolitan Borough Council. The purchasers will have the option of taking the assignment of this lease
Planning	Planning permission has been granted for the conversion of existing building from offices (Use Class B1 a) to a mix of Office and Financial and Professional services (Use Classes A2/B1 a) at ground floor and Residential (Use Class C3) at first, second and third floors to create 6 x one bed flats Planning Ref: 80674/COU/2013
EPC rating	Rated D
Possession	Vacant on completion
Tenure	Freehold
Viewing	Auction department 0161 443 4747

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PROFESSIONAL CONSULTATION PRIOR TO SUBMISSION
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APPRAISE THE RELATIVE LIKELIHOOD OF SUCCESS OF DIFFERENT APPROACHES

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NEGOTIATIONS

NEGOTIATIONS WITH LOCAL PLANNING AUTHORITIES, STAKEHOLDERS AND GOVERNMENT BODIES

To discuss your planning proposal, please contact **Louise Dowd Dip URP MRTPI**
Tel: **0161 443 4290** Mobile: **07590 524929**
Email louise.dowd@edwardmellor.co.uk Web: www.mellordowd.co.uk

Lot 22**Guide Price £125,000**

1548 Ashton Old Road, Openshaw, Manchester M11 1HW

Detached former offices on site circa 0.13 acres (521 sq m).

Location The property is located on the busy A635 Ashton Old Road on the Audenshaw and Openshaw border, opposite St. Anne's Roman Catholic Church

Details The NIA is over 100 sq m with accommodation over three floors comprising:
 Ground Floor: Entrance hallway, two inner lobbies, four offices, store room, WC, rear entrance and hallway
 First Floor: Kitchen/staff room, five offices, store room, WC (part of building rated as flat)
 Second Floor: Store room, meeting/staff room

Planning The property may lend itself to alternative uses or redevelopment subject to the necessary consents: interested parties are advised to consult with the local planning department directly or alternatively can consult with Mellor Dowd Planning Services on 0161 443 4500 for impartial advice

Lot 22**Guide Price £125,000**

Externally	There is a large enclosed yard to the rear which may also be suitable for redevelopment subject to the usual consents, site area approximately 521 sq m (0.13 acres) or thereabouts
Notes	The property has electric storage heating and double glazing
EPC rating	On order
Possession	Vacant on completion
Rating	Rateable Value £8,100 part of building rated as flat
Viewing	Auction department 0161 443 4747

Lot 23

Guide Price £300,000 to £350,000



Former Cheadle Grill, 7a Wilmslow Road, Cheadle SK8 1DW

Tenanted restaurant with large flat over in prime location

Location	The property is located close to the traffic lights on the busy Wilmslow Road (A5149) close to the junction with Gatley Road and Cheadle High Street (A560) within ¼ mile of Junction 3 of the M60.
Details	Ground floor currently undergoing refit: Bar area, kitchen area, large open plan dining area with 85-100 covers leading to conservatory area and rear patio garden. 117 square meters not including kitchen area. (32 square meters), well appointed modern conservatory with seating leading to patio garden. First Floor - Public toilets, office, internal storage, staff toilets and staff room 53 sq meters. NIA 209 sq m (2,250 sq ft)
Self contained flat	Exceptionally well appointed first floor self-contained apartment comprising, hallway, large open plan living room, fitted kitchen, three bedrooms, two with en-suite showers, family bathroom. Access is to front and rear with separate entrances. First floor balcony area off lounge. Two spaces at rear for parking.
Notes	The property is currently undergoing refurbishment
EPC	Rated E
Possession	New lease currently being signed at £26,000 per annum with increase to £30,000. Full details of lease will be provided in the legal pack
Viewing	Strictly by appointment with the auction department

Lot 24

Guide Price £125,000 +



7 - 11 Carr Road, Nelson BB9 7JS

Former council offices in row of terrace properties.

Location	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)
Details	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
EPC rating	Rated G
Notes	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.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 25**Guide Price £95,000**

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

Vacant public house suitable for development subject to PP

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 25**Guide Price £95,000****Planning**

The property is considered suitable for residential conversion subject to permission and regulations, plans have been drawn up for 6 dwellings, 5 x 3 bed and 1 x 2 bedroom house (will be available on viewings) 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. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk

Tenure

Freehold

Viewings

Strictly by appointment via the auction department 0161 443 4747

Lot 26**Guide Price £300,000 to £350,000**

97 Buttermarket Street, Warrington WA1 2NL

Large former bank premises with income producing car park

Location Buttermarket Street is located at the junction with Naylor Street, close to the (A49) Mersey Street, the Golden Square Shopping & Centre

Details The premises comprise circa 230 sq m (4323 sq ft) of office space over three floors with the property having formerly been a bank. The accommodation offers diverse office space with associated ancillary rooms.

The ground floor offers three separate entrances which suggests that residential conversion could be viable to the upper floors (see Planning) and the building maintains many of the original features it was built with.

Externally there is a car park to the rear with 16 designated spaces charging £2.50 per day for parking.

EPC rating Exempt (Grade II listed)

Lot 26**Guide Price £300,000 to £350,000**

Possession	Vacant on completion
Viewing	Auction department 0161 443 4747
Planning	<p>The property is considered suitable for sympathetic and considerate change of use and perhaps residential purposes subject to the relevant planning permissions and regulations. Interested parties are advised to consult with the local planning department at the council directly or alternatively contact Mellor Dowd Planing Services on 0161 443 4500 for advice</p> <p>This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Name: TRUSTEE SAVINGS BANK List entry Number: 1161337</p>

Lot 27

Guide Price £35,000



Stateside Bar, 7 Trafalgar Street, Consett DH8 5AP

Substantial two storey public house opposite Consett Bus Station.

Location	The property is situated in the centre of Consett, immediately opposite the towns main bus station and close to the principle shopping areas.
To be sold on behalf of	Joint Administrators of Calco Pubs Limited
Details	The property comprises a mid terraced building predominantly of brick construction under a double pitched roof covered in slate tiles. There is a single storey construction to the rear which is of brick under a felt roof and a further two storey section which appears to be of stone construction with a rendered external finish under a pitched slate covered roof.
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.
VAT	VAT if payable will be in addition to the purchase price unless otherwise specified: 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" This form will be contained in the legal pack. 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

Lot 27

Guide Price £35,000



EPC rating	Rated D
Tenure	Freehold
Planning	The premises may suit alternative uses and may be suitable for redevelopment subject to PP and therefore interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 4500 for advice
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 28**Guide Price £65,000**

The Green, 24 Front Street, Trimdon, Trimdon Station TS29 6LY

Development/business opportunity on site extending to circa 0.32

Location Trimdon Station lies in a predominantly rural area approximately 3½ miles east of the A1 (M) and circa 4½ miles west of the A19 in County Durham.

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details The property has a main bar, second bar/games room, function suite, toilet facilities, beer cellar, offices and ancillary storage accommodation. Externally: Car parking is provided at the front of the site and an area of undeveloped and overgrown land lies to the rear.

Planning The premises may suit alternative uses or the plot may be suitable for redevelopment subject to PP and therefore interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 4500 for advice

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.

Lot 28

Guide Price £65,000



VAT	VAT if payable will be in addition to the purchase price unless otherwise specified: 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" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk
Tenure	Freehold
Possession	Vacant on completion
EPC rating	Rated E
Viewing	Auction department 0161 443 4747

Lot 29

Guide Price £120,000



184-186 Stamford Street Central, Ashton-under-Lyne OL6 7LR

Double fronted retail unit with PP for flats on upper floors

Location The property is situated on Stamford Street Central close to the intersection with Delamere Street in Ashton-under-Lyne town centre. Manchester City Centre is approximately 6 miles to the west and Junction 23 of the M60 motorway is 1 mile to the south west.

Description A large double fronted retail unit with planning permission for 4 apartments on the 1st and 2nd floors. Situated on one of Ashton's busiest streets, the building could be easily split back in to its original 2 units giving 2 large individual properties. The property would be suitable for a number of uses especially and company that requires a busy shop front but also requires excellent office space. The property is also situated only a few minutes walk from the new tram station.

Lot 29

Guide Price £120,000



Existing Ground Floor Layout

Proposed Ground Floor Layout



Existing First Floor Layout

Proposed First Floor Layout



Existing Second Floor Layout

Proposed Second Floor Layout

Ground Floor	1,356 sq ft (125 sq m) retail & storage space
First Floor	1,313 sq ft (122 sq m) retail and storage space
Second Floor	1,313 sq ft (122 sq m) storage space
Cellar	Basement accommodation
Planning	Planning permission has previously been granted (Tameside MBC - 13/00003/FUL) for class A2 commercial on ground floor and 4 flats (class C3) on upper floors.
EPC rating	F - 134
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 30**Guide Price £110,000**

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

Substantial double fronted retail premises ideal for conversion

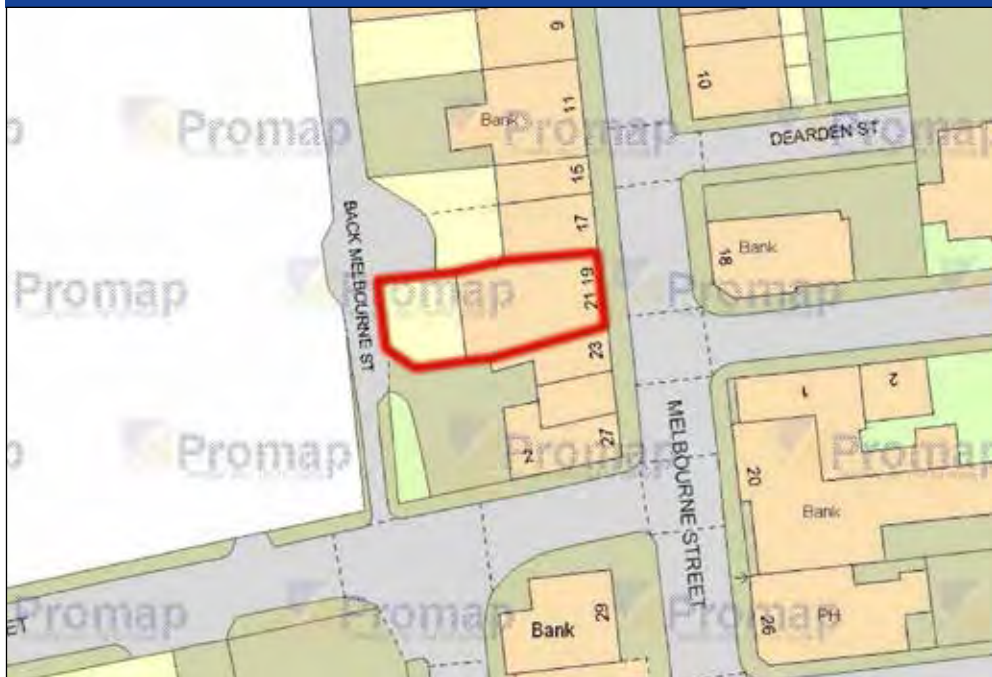
Location The property is located in the main retail centre off Market Street

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

Accommodation Ground Floor: Showroom 94 sq m (1,000 sq ft) plus storage
 First Floor: Showroom/storage 71 sq m (764 sq ft)
 Second Floor: Showroom/storage 45 sq m (484 sq ft)
 Basement: Kitchen and cellars 90 sq m (968 sq ft)
 Exterior: Walled yard/parking

Lot 30

Guide Price £110,000



Note	The property may be suitable for conversion of upper parts or alternative uses subject to the necessary consents and interested parties are advised to consult with the local planning department directly for change of use and redevelopment or can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice. The vendor of this property is a director of Edward Mellor Limited
EPC	Band C
Possession	Vacant
Viewing	Auction department 0161 443 4747

Lot 31**Guide Price £80,000**

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

Double fronted freehold office premises with rear car park.

Location	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.
Description	Traditionally constructed double fronted office premises with car park considered suitable for approximately 6 cars to the rear accessed from Herrod Street. Internally the property benefits from gas central heating and upvc double glazing in part.
Accommodation	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
Note	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.
EPC	Rated D
Viewing	Auction department 0161 443 4747

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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.
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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.

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5. Unless the relevant lot is sold to the prospective purchaser, the amount of the maximum proxy or telephone bid will not be disclosed to the vendor or any other person whether before or after the sale without the consent of the prospective purchaser.
6. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for a particular lot.
7. The auctioneer will make no additional charge for this service, and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity or instructions, late arrival of a proxy bid authorisation form, failure to contact a telephone bidder from the auction room, or for any other reason whatsoever. Telephone/internet bidders are advised that should they become disconnected or interrupted during bidding, Edward Mellor Auctions will not be held responsible for any loss suffered in respect thereof.
8. The prospective purchaser will be advised if the relevant lot has been successfully purchased on their behalf as soon as possible after the auction. Where the bid has not been successful, the proxy, telephone, internet bidder will be notified and the deposit will be returned as soon as reasonably possible. Banks processes may cause delays in refunds for some card payments.
9. Prospective purchasers are advised to telephone Edward Mellor Auctions (0161-443 4740) before 10.00 am on the day of the auction to ensure that there are no amendments to the particulars of sale or special conditions relating to the lot they are bidding on. The purchaser will be expected to have knowledge of any such changes and will buy subject to them in any event. If the prospective purchaser does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective purchaser's behalf, or refuse to accept bids by or on behalf of prospective purchasers, and the auctioneer will not be held responsible for any loss, costs or damages incurred as a result thereof.

10. When a prospective purchaser intends to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In such a case the auctioneer will not make any bids on behalf of the prospective purchaser.

Proxy, Telephone & Internet Bidding

Authorisation
Form

for more information on internet bidding see i-bidder.com

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

Name: _____

Buyers Name: _____

(if different)

Address: _____

Postcode _____

Telephone/
Internet:

Work: _____

Home: _____

Mobile: _____

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

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

*E-Mail: _____

Date of Auction: _____ Lot Number: _____

*Essential for internet bidding

Property Address: _____

Maximum Bid: _____ Amount of Deposit: _____

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

Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address: _____

Telephone No: _____ Person acting for you: _____

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

Signed: _____ Date: _____

END OF COMMERCIAL LISTINGS



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Notes:

Notes: