



ROGER  
HANNAH  
AUCTIONS

*'The Commercial Property Auctioneers'*

11th December 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  
**HANNAH**  
AUCTIONS

*'The Commercial Property Auctioneers'*

# SUCCESS STORIES

from our last auction



## Unit 3D Sundance Court

Manchester

Modern Industrial Unit

Guide price £40,000

**Sold for £70,000**



## Accrington Road Service Station

Burnley

Petrol Station

Guide price £70,000

**Sold for £102,000**



## The Foresters Arms

Holyhead

Public House

Guide price £55,000

**Sold for £92,500**

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# auction dates for 2013

## Auction

11th December 2013

4th February 2014

## Closing Date

12th November 2013

10th January 2014

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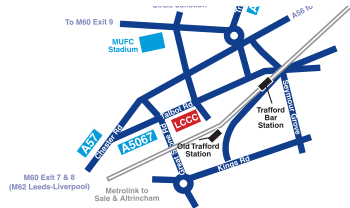
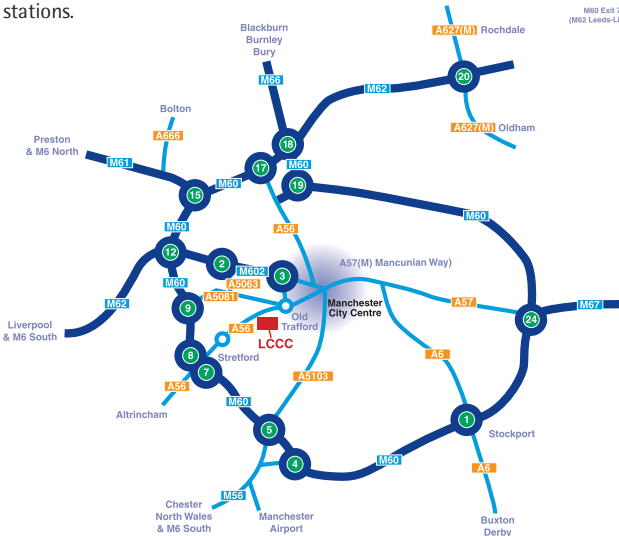
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

## 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	Hyde	Theatre Royal, Corporation Street	19,496 sq ft former theatre premises
2	Newhey	Huddersfield Road, Newhey	Huddersfield Road, Newhey
3	St Helens	51 Ormskirk Street	1,502 sq ft vacant town centre retail premises
4	Leigh	Leigh Superbowl, Windermere Road	24,000 sq st former bowling alley on 0.81 acre
5	Stockport Central	20 Deanery Way	180 Sq M (1938,Sq Ft) Town centre former bank
6	Accrington	48 Burnley Road	3,220 sq ft retail showroom with parking
7	St Helens	Former Buzbys Bar,54-58 Bridge Street	Pub/bar premises with bedsits to upper floors
8	Salford	9 Ford Lane	Land and buildings on site 0.7 Acres with plan-
9	Warrington	97 Buttermarket Street	Large former bank premises with income
10	Stockport	St Thomas's Place	0.78 Acre Freehold site with PP plus 21 ground
11	Wigan	The Black Diamond Public House	Former Public House
12	Leigh	38 Leigh Road	Tenanted shop and flat
13	Hyde	Unit 1, Alexandra Street	Industrial unit - 9,849 sq ft, with yard
14	Hyde	Unit 2, Alexandra Street	Industrial unit - 8,869 sq ft, with yard
15	Hyde	Unit 3, Alexandra Street	Industrial units Et Office block 21,000 Sq Ft
16	Euxton	Land at Dawbers Lane	4.8 Acre site with outline planning for 61
17	Middleton	Land To Rear of Mill Fold Road	Site with land with planning for 3 dwellings
18	Wigan	Tower Buildings, 62-76 Wallgate	Producing £54,400 pa with pp residential over
19	Wigan	58-60 Wallgate	Retail unit with pp for residential conversion
20	St Helens	10 George Street	Two storey period property 3,654 sq ft plus
21	Atherton	138 Market Street	Refurbished two storey retail property
22	Eccles	Sentinel House, Peel Street	116,547 Sq Ft Office investment producing
23	Coppull	250 Spendmore Lane	Self contained two storey retail property 768
24	Ashton U Lyne	184-186 Stamford Street	Double fronted retail unit with PP for flats
25	Stockport Central	24 Lower Hillgate	Double fronted retail unit (90 sq m) plus PP
26	Northumberland	Hartford and Shankhouse Social Club	Public house on site circa 0.17 acres
27	Barnsley	White Bear, Highstone Road	Vacant freehold public house
28	Eccles	195-197 Liverpool Road	Tenanted car wash showroom and flat
29	Old Trafford	7 Talbot Road	Vacant takeaway and three self contained
30	Llangefni	Unit 1 Bryn Cefni Industrial Park	15,800 sq ft modern industrial warehouse unit
31	North Reddish	Land at Lyndhurst Road	Parcel of land which may suit development
32	Oldham	334 Manchester Street	Tenanted mixed use office Et restaurant building
33	Wigan	83 Little Lane	2,817 sq ft workshop and office unit, may suit
34	Levenshulme	16 Et 16a Albert Road Et 2 Buckhurst Road	Substantial investment property over 276 sq m
35	Heald Green	256b Finney Lane	Vacant former gym with office accommodation

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“ *Many thanks Nick.  
As I have said – very pleased with the  
way things have worked on this one  
and delighted with the result.  
You will be first in line on anything  
else that arises on your side of the hill  
in the future* ”

Bill Petch,  
Moorside Road, Swinton

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

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



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



Lot 1

Guide Price £250,000 +



## Theatre Royal, Corporation Street, Hyde SK14 1AB

19,496 sq ft former theatre premises - would suit a variety of use (STP)

Location	Fronting Corporation Street directly opposite Asda supermarket within Hyde town centre.
Description	Five storey brick building with many architectural features, purpose built as a theatre in the early 1900's and then converted into two cinemas in the 1970's. The property is considered suitable for a multitude of uses (subject to planning) - including part commercial, part residential conversion, leisure, place of worship, semi retail or children's nursery.
Accommodation	Basement - 3,193 sq ft (296.7 sq m) Ground Floor - 8,448 sq ft (784.8 sq m) First Floor - 2,001 sq ft (185.9 sq m) Second Floor - 4,753 sq ft (441.6 sq m) Third Floor - 1,101 sq ft (102.3 sq m) <b>TOTAL: 19,496 sq ft (1,811.3 sq m)</b>
Tenure	Refer to legal pack.
Viewing	Auction department 0161 443 4747.

Lot 2

Guide Price £70,000



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

**5,400sqft Motor Workshop Producing £10,000 p.a.**

<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>Description</b>	Former Newhey Educational Institute, currently utilised as motor trade workshop. Providing accommodation over 2 floors both with roller shutter loading door access.
<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 £10,000pa. Please refer to the legal pack for a copy of the lease.
<b>Accommodation</b>	We have been provided with the following Gross Internal Floor Areas:- <b>Ground Floor:</b> Workshop - 2,751 sqft / 255 m2 Mezzanine - 780 sqft / 72 m2 Office - 283 sqft / 26 m2 W.C. <b>Lower Ground Floor</b> Workshop 1 - 1,182 sqft / 109 m2 Workshop 2 - 1,462 sqft / 136 m2
<b>EPC</b>	On order.
<b>Tenure</b>	Believed to be freehold.
<b>Viewing</b>	Auction Department 0161 443 4747.

Lot 3

Guide Price £50,000 to £60,000



## 51 Ormskirk Street, St Helens WA10 2SY

### 1,502 sq ft vacant town centre retail premises

<b>Location</b>	Fronting Ormskirk Street within St Helens town centre
<b>Description</b>	Two storey traditionally constructed end terrace property providing ground floor retail accommodation with first floor former living accommodation, plus full height basement. It is considered the property could be split to provide a self contained ground floor retail unit with self contained first floor living accommodation as there are two separate entrances to the property - subject to the necessary consents being obtained.
<b>Accommodation</b>	Ground Floor: Retail Area 50.4 sq m (542 sq ft), Office 15.8 sq m (170 sq ft), Kitchen 7.5 sq m (81 sq ft) First Floor: 3 x Store Rooms 65.8 sq m (708 sq ft), WC Basement - not measured TOTAL 139.5 sq m (1,502 sq ft)
<b>EPC rating</b>	Band G
<b>Tenure</b>	Believed to be freehold
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 4**

**Guide Price £250,000 to £300,000**



**Former Leigh Superbowl, Windermere Road, Leigh WN7 1UX**  
**24,000 sq st former bowling alley with car parking on 0.81 acre site**

**Location** The premises are located off Leigh Road (B5215) in the Town Centre, adjacent to Asda and the Town Hall

**Details** Ground Floor: Foyer, reception area, bar and food areas, function room, games room, WC, catering kitchen, stores, beer cellar and offices.

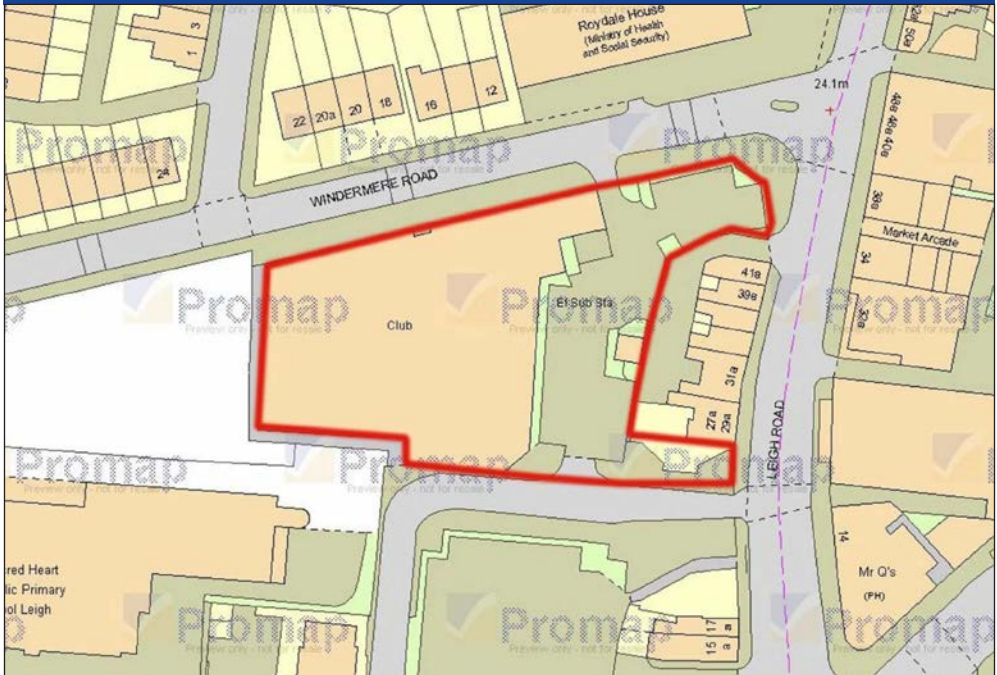
First Floor: Staff rooms/offices

Total GIA 2,234 SQ M (24,047 SQ FT)

Externally: Parking for approximately 30 cars

Site area: Circa 0.33 hectares (0.81 acres) Building and plot lined in red for identification purposes only- refer to legal pack for accurate plan



**Lot 4****Guide Price £250,000 to £300,000**

<b>Notes</b>	The present owners have been approached by a number of interested parties to be reopened as a bowling alley and also by local educational bodies for change of use. The owners may be prepared to share this information with potential purchasers.
<b>Planning</b>	The site and part of the buildings may be suitable for alternative uses such as car parking subject to planning permission and any parties interested in development are advised to consult with the local planning department directly or as an alternative can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice
<b>EPC rating</b>	Rated C
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction department 0161 443 4747

Lot 5

Guide Price £70,000 to £75,000



## 20 Deanery Way, Stockport SK1 1PY

180 Sq M (1938,Sq Ft) Town centre former bank premises

**Location** Fronting Deanery Way one of the main entrances to the Merseyway shopping centre in the centre of Stockport.

**Accommodation** Net internal floor areas are:  
Ground floor:  
Sales area & offices 130 Sq M - 1,404 Sq Ft.  
First floor:  
Offices, kitchen & W.C. - 50 Sq m - 534 Sq Ft.

**EPC rating** On order

**Tenure** Refer to legal pack

**Viewing** Contact auction department

**Lot 6****Guide Price £80,000**

## 48 Burnley Road, Accrington BB5 6HG

### 3,220 Sq Ft Retail Showroom with parking

<b>Location</b>	Fronting the southerly side of Burnley Road (A679) to the east of Accrington town centre.
<b>Description.</b>	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.
<b>Accommodation.</b>	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.
<b>Epc.</b>	Band E - 107.
<b>Note.</b>	The property is being sold with vacant possession.
<b>Tenure.</b>	Understood to be freehold.
<b>Viewing.</b>	Auction department 0161 443 4747.

Lot 7

Guide Price £150,000 to £175,000



## Former Buzby's Bar, 54-58 Bridge Street, St Helens WA10 1AW

Pub/bar premises with bedsits to upper floors.

Location	Occupying a central position on Bridge Street within St Helens town centre with nearby occupiers including Cineworld complex, Nando's, The Post office, The Nelson Hotel and a number of bar and club premises.
Description.	Three Storey mid-terraced building providing open plan ground floor bar area with 1st & 2nd floor accommodation which has previously accommodated upto 9 no bedsits.
Accommodation.	<p><b>Ground Floor:</b> Bar Area 200 sq m (2,153 sq ft) Cellar &amp; WCs</p> <p><b>First Floor:</b> 4 x Bedrooms 2 x En-suite Bedrooms, 2 x Offices, Communal Kitchen &amp; Utility Room, Male &amp; Female Washroom / WCs &amp; Shower Room with WC.</p> <p><b>Second Floor:</b> Bathroom with WC Kitchen, En-suite Bedroom, 2 x Bedrooms, Store Room &amp; Tank Room</p>
Epc.	On order.
Tenure.	Believed to be part freehold and part long leasehold for the residue of a 300 year lease from June 1823.
Viewing.	Auction department.



Lot 8

Guide Price £450,000



## Land and Buildings At, 9 Ford Lane, Salford M66PE

Land and buildings on site 0.7 Acres with planning for 119 Apts

<b>Directions</b>	The property is located off Broad Street (A576) and is accessed off Ford lane off Broughton Road near St Thomas Church
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<b>Overview</b>	The lot is being offered as a parcel of land with permission to build 119 self contained apartments. The site area is close to 0.7 Acres (2,836 sq m)
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<b>Planning</b>	06/53710/FUL: Demolition of existing buildings and erection of part six and part eight storey building with basement car parking to provide 119 apartments together with construction of new vehicular and pedestrian accesses
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<b>Possession</b>	Vacant on completion
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<b>Viewing</b>	Refer to Auctioneers Office 0161 443 4747
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**Lot 9**

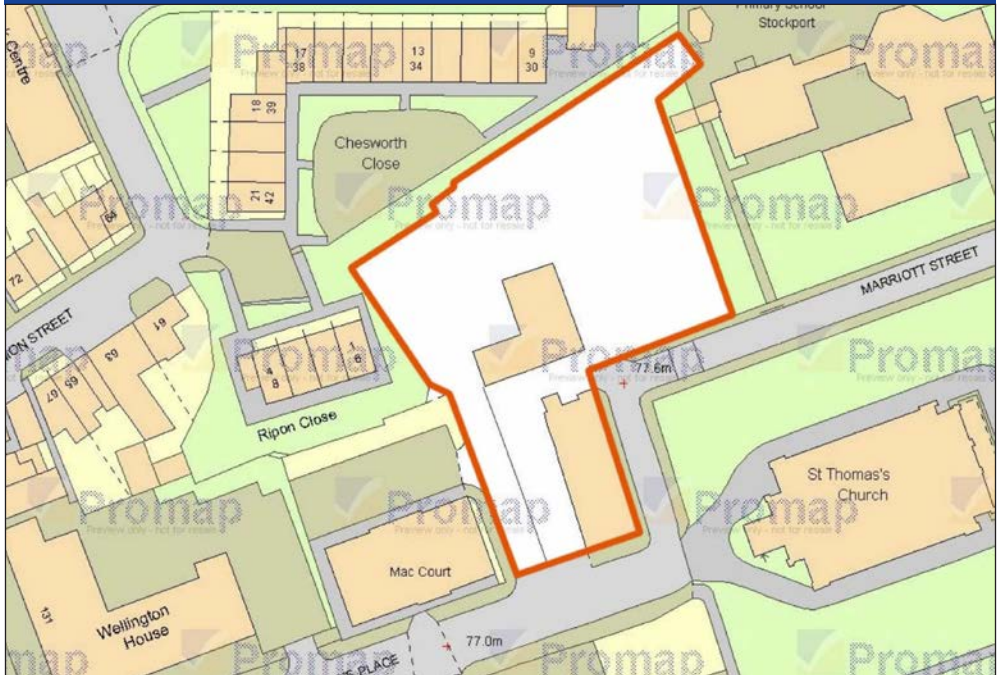
**Guide Price £300,000 to £350,000**



**97 Buttermarket Street, Warrington WA1 2NL**

**Large former bank premises with income producing car park.**

<b>Location</b>	Buttermarket Street is located at the junction with Naylor Street, close to the (A49) Mersey Street, the Golden Square Shopping & Centre
<b>Details</b>	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.
<b>EPC rating</b>	Exempt (Grade II listed)
<b>Possession</b>	Vacant on completion
<b>Planning</b>	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 Planning Services on 0161 443 4500 for advice 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
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 10****Guide Price £200,000****Freehold Site and Ground Rents, St Thomas's Place, Stockport SK1 3TY****0.78 Acre Freehold site with PP plus 21 ground rents**

<b>Location</b>	Located off Wellington Road South, near to Stockport College
<b>Overview</b>	The lot being offered comprises the ground rents on 21 flats and the entire freehold site which is approximately 0.78 Acres (3,150 sq m) which has permission for the erection of 33 No various apartments, footings having been laid, The lined plan is for identification purposes only and therefore all interested parties must satisfy themselves as to the actual plan in the legal pack
<b>Possession</b>	The site is offered freehold with the existing apartment block on leasehold terms which are referred to in the legal documentation
<b>Planning</b>	Interested parties are advise to consult with the local planning department directly at Stockport Metropolitan Council or can contact Mellor Dowd Planning Services on 0161 443 4740 for impartial advice
<b>Viewing</b>	Refer to Auctioneers Office 0161 443 4740

Lot 11

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 12

Guide Price £45,000 to £50,000



## 38 Leigh Road, Leigh WN7 1RX

Shop unit with one bed self contained flat above.

**Location** Located on the main Leigh Road (B5215) close to Irvine Street

**Details** Ground Floor: 37 sq m shop and ancillary space  
First Floor: One bedroom self contained flat

**EPC ratings** Both on order

**Possession** Tenanted: all tenancy information will be contained in the legal pack available on line, annualised rent is over £6,000 per annum on a quarterly commercial lease and an AST residential lease

**Viewings** By appointment only with Auctioneers 0161 443 4747

Lot 13

Guide Price £125,000 to £150,000



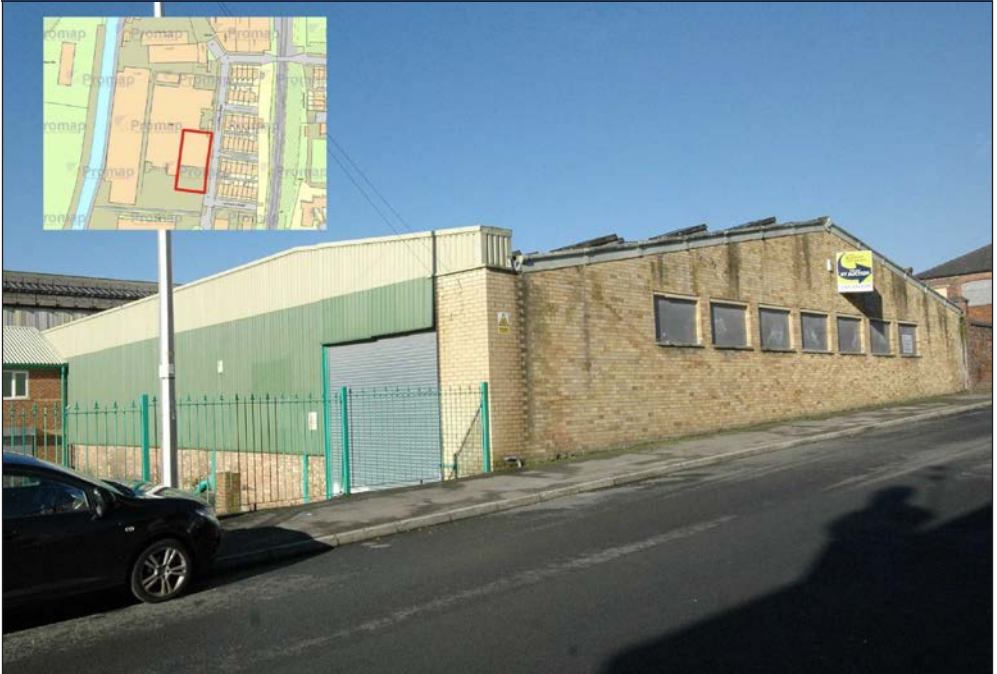
## Unit 1, Alexandra Street, Hyde SK14 1DX

**Modern single storey industrial unit - 9,849 Sq Ft, with yard.**

<b>Location</b>	Accessed just off Alexandra Street adjacent to the Adamson Industrial Estate. Hyde Town Centre and junction 3 of the M67 motorway are situated within 1 mile of the property
<b>Description</b>	Modern single storey industrial unit of steel portal frame construction with loading access via 3 roller shutter loading doors. To the front is a substantial yard area that could be fenced to create a private yard area
<b>Accommodation</b>	Warehouse 8,377 Sq Ft - 778 Sq M Two storey office section - 1,472 Sq Ft 137 Sq M Total 9,849 Sq Ft - 915 Sq M
<b>EPC Rating</b>	Rated C
<b>Tenure</b>	Freehold
<b>Viewing</b>	Auction department 0161 443 4747

Lot 14

Guide Price £125,000 to £150,000



## Unit 2, Alexandra Street, Hyde SK14 1DX

**Modern single storey industrial unit - 8,869 Sq Ft, with yard.**

**Location** Accessed just off Alexandra Street adjacent to the Adamson Industrial Estate. Hyde Town Centre and junction 3 of the M67 motorway are situated within 1 mile of the property

**Description** Accessed just off Alexandra Street adjacent to the Adamson Industrial Estate. Hyde Town Centre and junction 3 of the M67 motorway are situated within 1 mile of the property

**Accommodation** Warehouse 8,869 Sq Ft - 824 Sq M

**EPC** Energy rating of C - 54

**Tenure** Believed to be Freehold

**Viewing** Auction department

**Lot 15**

**Guide Price £100,000**



**Unit 3, Alexandra Street, Hyde SK14 1DX**

**Two no. Industrial units plus Office block totalling 21,000 Sq Ft.**

<b>Location</b>	Situated fronting Alexandra Street close to its junction with Croft Street and immediately adjacent to the Adamson Industrial Estate. Hyde Town Centre and junction 3 of the M67 motorway are situated within 1 mile of the property.
<b>Description</b>	Unit3 - Briefly comprises substantial single storey unit accessed via a small gated yard area directly from Alexandra Street with 2 substantial roller shutter loading doors to the front elevation. Two storey office block - traditionally constructed fronting Alexandra Street in need of refurbishment. Small workshop unit - accessed via side car park/yard fronting onto Alexandra Street.
<b>Accommodation</b>	Unit 3 16,000 Sq Ft - 1,486 Sq M Two storey office & workshop 5,000 Sq Ft - 465 Sq M
<b>EPC</b>	Energy rating of C - 54
<b>Tenure</b>	Freehold
<b>Viewing</b>	Auction department



**Lot 16**

**Guide Price £1,000,000 to £1,200,000**



**Site Of The Former Euxton Mill, Dawbers Lane, Euxton, Chorley PR7 6EB**

**4.8 Acre (1.95 Ha) site with planning for 61 residential units**

<b>Location</b>	Located on the sides of the River Yarrow off the A581 (Dawber's Lane) when heading away from Euxton past Euxton Park
<b>Overview</b>	This parcel of land is offering a quite unique opportunity to build on greenbelt land having outline permission passed for development the site having been home to Euxton Mill prior to demolition and it is located in the heart of rural land
<b>Planning</b>	The site has outline permission granted for the development of a retirement village comprising of 55 apartments and 6 cottages Planning reference 10/00456/OUTMAJ Interested parties are advised to consult with the local planning department at Chorley Council directly or can contact Mellor Dowd Planning Service on 0161 443 4500 for impartial advice
<b>Notes</b>	The site plan must not be relied upon as being fully accurate and therefore all measurements and physical boundaries must not be relied on and therefore all interested parties are advised to consult the legal documentation that will be available on line. The measurements are taken from Promap and are approximate using their online calculation tools
<b>Possession</b>	Vacant site
<b>Viewings and enquiries</b>	Auction Department 0161 443 4747

**Lot 17**

**Guide Price £45,000 +**



**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 18

Guide Price £450,000 to £500,000



## Tower Buildings, 62-76 Wallgate, Wigan WN1 1BA

Producing £54,400 pa with pp to convert upper floors to residential.

<b>Location</b>	Situated directly opposite Wigan North Western train Station in Wigan town centre
<b>Description</b>	Substantial grade 2 listed building providing 4 no tenanted ground floor retail units. The first, second & third floors benefit from planning consent for 27 flats/apartment's
<b>Accommodation / Tenancy Schedule</b>	<p>Property /Tenant / Lease/ Rent</p> <p>No. 62 - Pillbox 38 (UK) Ltd - 3 yrs to expire 15.09.14 - £15,000 pa</p> <p>No. 64 - Mr S &amp; J Turner (Fish &amp; Chip Shop/Caribbean Food) - 10 yrs from 21.02.01 - £8,400 pa</p> <p>No. 68-70 - D W Bowker &amp; M P Bowker (Taxi Office) - TBC - £13,000 pa</p> <p>No. 72-76 - Cash Converters UK Ltd - TBC - £18,000 pa</p> <p>TOTAL - £54,400 pa</p> <p>First floor, Second floor &amp; Third floor - 15,000 Sq Ft - 1393.5 Sq M.</p>
<b>EPC</b>	Epc rating of Band E - 110
<b>Notes</b>	<p>1. We understand from our client that a grant is available for the conversion of the upper floors to residential at the sum of £300,000.</p> <p>2. The planning consent for conversion of the upper floors also includes the adjacent property, 58-60 Wallgate.</p> <p>3. Library photo has been used</p>
<b>Tenure</b>	Believed to Freehold
<b>Viewing</b>	Auction Department 0161 443 4747

Lot 19

Guide Price £60,000 to £70,000



Library Photo

### 58-60 Wallgate, Wigan, WN1 1BA

Retail unit with pp for residential conversion to upper floors.

Location	Situated directly opposite Wigan North Western train Station in Wigan town centre.
Description.	Double fronted ground floor retail showroom with basement storage plus 1st & 2nd floor former office premises which now benefit from consent for residential conversion.
Accommodation.	Basement storage with W.C. 1,860 Sq Ft. 172.8 Sq M. Ground floor sales area: 1,642 Sq Ft - 152.5 Sq M. First floor office: 181 Sq Ft - 16.8 Sq M. 1st & 2nd floors - not measured.
Epc.	On order.
Note.	1. The planning consent for conversion of the 1st & 2nd floors to residential also includes the adjoining property, No. 62-76 Wallgate. 2. The property currently has scaffolding erected to protect the facade.
Tenure.	Believed to be freehold.
Note.	1. The planning consent for conversion of the 1st & 2nd floors to residential also includes the adjoining property, No. 62-76 Wallgate. 2. The property currently has scaffolding erected to protect the facade. 3. Library photo has been used.



**Lot 20**

**Guide Price £85,000**



## 10 George Street, St Helens WA10 1BU

**Two storey period property 3,654 sq ft plus parking income**

<b>Location</b>	Fronting George Street, in St Helens town centre approximately 100m from St Helens Central rail station
<b>Description</b>	Two storey listed period property currently providing office and storage space. Externally there is car parking for approximately 10 cars. We are informed that these have been informally let at £25per week each. The property is considered suitable for a variety of uses (subject to consent).
<b>Accommodation</b>	According to VOA, we understand the Gross Internal Floor Areas are as follows:- Ground Floor: Reception & Offices 24.1 sq m, Workshop / Stores 98.7 sq m, Store 24.3 sq m, Canopy 69.6 sq m First Floor: Storage 122.8 sq m Total GIA 339.5 sq m
<b>EPC rating</b>	On order
<b>Tenure</b>	Refer to legal pack
<b>Viewing</b>	Auction department 0161 443 4747

**Lot 21****Guide Price £35,000 to 40,000**

## 138 Market Street, Atherton, Manchester M46 0DX

### Refurbished two storey retail property

<b>Location</b>	Situated at the westerly end of Market Street in Atherton town centre.
<b>Details</b>	Two storey inner terrace traditionally constructed retail property which has recently been refurbished to include new UPVC windows, new flooring and internal redecoration.
<b>Accommodation</b>	Ground Floor Front Shop: 16.8 sq m, Rear Shop/Store: 11.5 sq m, Kitchen: 6.7 sq m Understairs Store: 1.1 sq m, WC First Floor: Front Room: 14.3 sq m Rear Room: 12.1 sq m External: Rear yard area
<b>Tenure</b>	Believed to be freehold
<b>EPC rating</b>	Band G
<b>Viewing</b>	Auction department 0161 443 4747

Lot 22

Guide Price £2,500,000 to £3,000,000



## Sentinel House, Peel Street, Eccles, Manchester M30 0NJ

116,547 Sq Ft Office investment producing £290,905.75 pa

<b>Location</b>	Prominently situated on an island site bounded by Peel Street, Albert Street and Monton Road in the centre of Eccles. Convenient for Metro link, town centre, bus station, railway station and Junction 2 of the M602 motorway
<b>Description</b>	Landmark 15 storey office building, constructed in two wings, with on site parking for approximately 140 cars. The property is approximately 28% let producing an income of £290,905.75 per annum. Please refer to legal pack for tenancy
<b>Planning</b>	The property is considered suitable for a variety of uses including residential conversion and Hotel subject to the necessary consents been obtained
<b>Note</b>	The current owners architects been involved in the pre-application negotiations with the local planning authority with regard to potential redevelopment - contact details Karl Seddon, Howard & Seddon - 0161 973 8296
<b>Tenure</b>	Refer to legal pack
<b>Viewing</b>	Auction department 0161 443 4747

Lot 23

Guide Price £50,000 to £60,000



## 250 Spendmore Lane, Coppull, Chorley PR7 5DE

Self contained two storey retail property 768 sq ft

<b>Location</b>	Fronting onto Spendmore Lane, in the centre of Coppull, approximately 2 miles to the west of Chorley town centre
<b>Description</b>	Traditionally constructed two storey retail property, the ground floor is fully fitted as a retail unit and the first floor is currently finished to a shell.
<b>Accommodation</b>	Ground Floor: Retail Area - 35.37 sq m (380 sq ft) First Floor: 37.0 sq m (388 sq ft)
<b>EPC rating</b>	Band F
<b>Tenure</b>	Freehold
<b>Viewing</b>	Auction department 0161 443 4747





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Lot 24

Guide Price £160,000



## 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.

**Ground Floor** 1,356 sq ft (125 sq m) retail & storage space

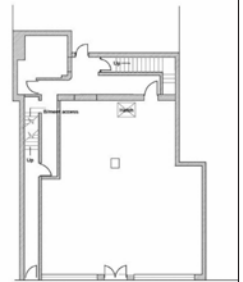
**First Floor** 1,313 sq ft (122 sq m) retail and storage space

**Lot 24**

**Guide Price £160,000**



Existing Ground Floor Layout



Proposed Ground Floor Layout



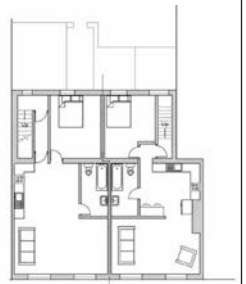
Existing First Floor Layout



Proposed First Floor Layout



Existing Second Floor Layout



Proposed Second Floor Layout

<b>Second Floor</b>	1,313 sq ft (122 sq m) storage space
<b>Cellar</b>	Basement accommodation
<b>Planning</b>	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.
<b>EPC rating</b>	F - 134
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4747
<b>Please Note</b>	Under the Terms of the Estate Agents Act we are obliged to inform you that there is a connected interest with Edward Mellor in this property as defined under that Act.

**Lot 25**

**Guide Price £90,000 to £100,000**



## 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 26

Guide Price £95,000



**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 27**

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

**Lot 28****Guide Price £250,000**

## 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 by 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 29

Guide Price £160,000 to £180,000



## 7 Talbot Road, Old Trafford, Manchester M16 0QL

### Vacant takeaway and three self contained tenanted flats

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



**Lot 30****Guide Price £350,000**

## Unit 1 Bryn Cefni Industrial Park, Llangefni LL77 7JA

### 15,800 sq ft modern industrial warehouse unit

Location	Bryn Cefni Industrial park is situated close to Llangefni town centre, in the centre of Anglesey. Junction 6 of the A5 / A55 is situated within 1 mile and provides direct access to North Wales and beyond.
Description	Modern industrial warehouse unit with integral two storey offices. The unit is of portal frame construction and benefits from roller shutter loading door, 3 phase power and space heating. The offices are mainly open plan with perimeter trunking and category 3 lighting. Externally is a designated car parking area.
Accommodation	Reception 9.8 sq m (106 sq ft) Offices 128.2 sq m (1,380 sq ft) Warehouse 1,191.2 sq m (12,822 sq ft) 1st Floor Offices 138.6 sq m (1,492 sq ft) TOTAL 2,787 sq m (15,800 sq ft)
EPC rating	Band C.
Tenure	Freehold
Viewing	Auction department 0161 443 4747

**Lot 31**

**Guide Price £35,000**



### **Land at Lyndhurst Road, North Reddish, Stockport SK5 6NA**

#### **Parcel of land which may suit development subject to PP**

**Location** The parcel of land is opposite 11 Lyndhurst Road (not associated)

**Details** Parcel of land circa 125 sq m (0.03 acres) in a predominantly residential area

**Planning** Outline planning permission was applied for reference DC/027019 for the erection of three residential dwellings, the site may also be suitable for garages subject to consents, interested parties are advised to consult with the local planning department directly for up to date information/changes

**Possession** Vacant on completion

**Viewing** Open site

Lot 32

Guide Price £175,000 +



## 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>	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. 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.
<b>Tenancy Information</b>	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
<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 33**

**Guide Price £90,000**



## 83 Little Lane, Goose Green, Wigan WN3 6PZ

2,817 sq ft workshop and office unit, may suit residential conversion

Location	Fronting Little Lane in the Goose Green area of Wigan, close to its junction with Warrington Road (A49), convenient for junctions 25 & 26 of the M6 motorway. Wigan town centre is approximately 1 mile to the north.
Description	Workshop/warehouse unit with attached two storey office accommodation (formerly residential property). The workshop/warehouse unit benefits from roller shutter loading doors to the front and rear where there is a small yard area. To the front there is a parking area considered suitable for 3 cars.
Accommodation	Ground Floor Workshop/Warehouse - 164.1 sq m (1,767 sq ft) Ground Floor Office - 28.8 sq m (310 sq ft) First Floor Stores - 37.2 sq m (400 sq ft) Offices - 31.5 sq m (340 sq ft) TOTAL - 262 sq m (2,817 sq ft)
EPC rating	On order
Note	Planning permission has previously been granted (though now expired) for conversion of the site into two terraced houses with a bungalow to the rear.
Tenure	Believed to be freehold.
Viewing	Auction department 0161 443 4747.

Lot 34

Guide Price £300,000 to £350,000



**16 & 16a Albert Road &, 2a Buckhurst Road, Levenshulme, Manchester M19 3PJ**

**Substantial investment property over 276 sq m (2,970 sq ft)**

**Location** Located on the corner of Albert Road and Buckhurst Road with Levenshulme Train Station extremely close by

**Overview** Prominently located investment property in heart of Levenshulme known as "Desi Point Restaurant & Takeaway"

**Details** An internal inspection has not been possible however with data available from the VOA rating website the entire property is assumed to comprise retail zones, storage, offices and toilets extending into Buckhurst Road of approximately 250 sq m (2,690 sq ft) over three floors.

**EPC rating** On order

**Possession** Tenanted on leasehold terms to be confirmed in the legal pack

**Viewing** Refer to auctioneers 0161 443 4747



Lot 35

Guide Price £80,000



**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

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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

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Form

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

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

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

(if different)

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

Postcode \_\_\_\_\_

Telephone/  
Internet:

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

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

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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:**