



ROGER
HANNAH
AUCTIONS

EDWARD
mellor
auction

CHANGES AND ADDITIONAL INFORMATION 31.01.14 Issue 12

Auction 4th February 2014 Sale starts at 2.00 pm

SOLD PRIOR: 5, 6, 9, 22, 27, 29, 30, 54, 57, 60, 64, 67, 69, 73, 78, 82, 86, 92

WITHDRAWN: 8, 12, 26, 55, 79, 80 POSTPONED: 19, 20, 25, 32, 33, 46, 50

Personal cheques will only be accepted with additional identification showing your name & address, eg: a driving licence, passport or utility bill.

A payment may be due from the buyer on completion on certain lots, as a contribution towards fees incurred by the vendor. Please consult the Special Conditions in each case.

LOT 9 The internal area is approximately 160 m2 NOT the 300 m2 that's in catalogue.

LOT 10 Guide Price Reduced to £40,000

LOTS 13 & 14 The correct postcode is SK6 2BH

LOT 15 The property will be sold with vacant possession.

LOT 28 Guide price reduced to £115,000 plus The lease has been received and is confirmed as being for the shop and basement only as a 5 year lease from January 2010 at a rent of £6,000 per annum with a rent review in December 2014

LOT 65 The vendor of this lot advises that there are some structural issues and it is therefore only suitable for cash buyers.

LOT 70 Guide price reduced to £42,000

LOT 84 The lot is subject to a six week completion

LOT 93 Viewings are now available on this Lot

I have read and acknowledge these amendments along with the legal pack for the property I am purchasing.

Signed

Date

EPC RATINGS

LOT 2 – G-222

LOT 3 – C-75

LOT 7 – D-84

LOT 9 – C-64

LOT 11 – G-3

LOT 13 – D-80

LOT 19 – D-79

LOT 20 – D-79

LOT 25 – C-71

LOT 26 – C-55

LOT 27 – D-86

LOT 28 – C-71

LOT 32 – C-66

LOT 33 – D-97

LOT 40 – F-34

LOT 43 – D-55

LOT 52 – D-65

LOT 55 – G-10

LOT 56 – F-22

LOT 64 – D-61

LOT 65 – D-57

LOT 86 – C-71

LOT 90 – F-26

LOT 92 – E-51

65-81 St Petersgate, Stockport, SK1 1DS

Telephone 0161 443 4740 Fax: 0161 480 8280

auction@edwardmellor.co.uk

Edward Mellor Auction is a trading name of Edward Mellor Limited. Registered in England and Wales No: 2139859
Registered Office: 65-81 St Petersgate, Stockport, SK1 1DS. VAT Registration No: 509 5018 56