



ROGER
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'The Commercial Property Auctioneers'

4th February 2014

Registration from 1.00pm

Auction start time 2.00pm

The Point, Emirates Old Trafford,
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from our last auction



Deanery Way

Stockport

Town Centre Former Bank

Guide price £70,000

Sold for £75,000



Tower Buildings, Wallgate

Wigan

Substantial Grade 2 Listed Building

Guide price £450,000

Sold for £495,000



Sentinel House

Eccles

15 Storey Office Building

Guide price £2,500,000

Sold for £2,800,000

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auction dates for 2014

Auction

4th February 2014

19th March 2014

8th May 2014

11th June 2014

23rd July 2014

17th September 2014

Closing Date

10th January 2014

18th February 2014

8th April 2014

13th May 2014

24th June 2014

19th August 2014

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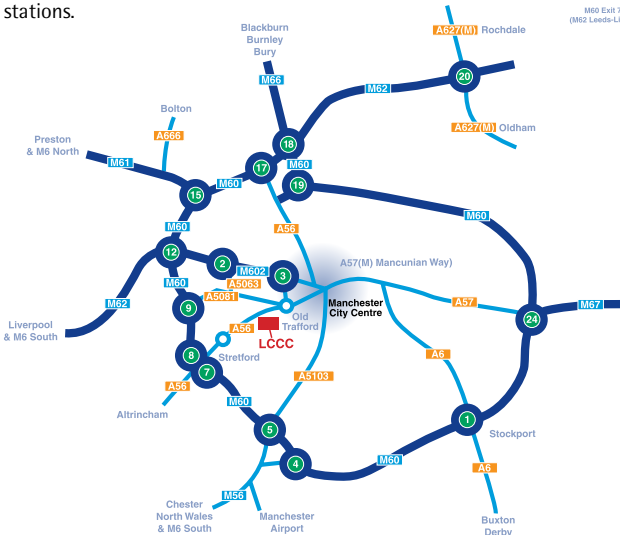
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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:

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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.



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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	Glossop	22 Norfolk Street	Conservative Club
2	Stockport	102 Princes Street	Retail Investment
3	Leigh	38 Leigh Road	Mixed use investment property
4	Accrington	49-51 Blackburn Road	Retail / leisure investment
5	Manchester	Former St Lukes School, Sawley Road	Site with lapsed planning permission
6	Manchester	Spanking Roger	0.22 acre potential development site
7	Hyde	193-195 Market Street	Commercial investment properties
8	Bolton	Site Adjacent to 104-110 St Georges Road	Development site
9	Stalybridge	19 Melbourne Street	Substantial retail property
10	Coppull	Spendmore Lane	Self contained two storey retail property
11	Manchester	361 Ainsworth Road	Tenanted Post Office and flat
12	Bury	Albion Works	15,000 sq ft industrial premises
13	Stockport	Welkin Mill	156,000 sq ft tenanted mill
14	Stockport	Land at Welkin Road	1.38 acres commercial development site
15	Accrington	48 Burnley Road	Retail showroom investment
16	Manchester	Trenchard Drive, Moss Nook	Fifteen Bed Hotel with planning
17	Harpurhey	Clevedon Street	Potential development site subject to PP
18	Longsight	Side of 58 Clarence Road	Site with potential for development
19	Leigh	15 Railway Road	9,606 sq ft vacant retail showroom
20	Leigh	13 Railway Road	11,459 sq ft retail showroom & tenanted workshop
21	Cheetham	Birkdale Street and Geenhill Road	Two separate parcels of land
22	Radcliffe	14 Cross Street	Former pub with PP for conversion
23	Droylsden	Myrtle Grove	Rectangular plot of land for development
24	Droylsden	Lumb Lane	Vacant plot of land
25	Radcliffe	41 Cross Lane	Vacant shop with upper parts
26	Oldham	334 Manchester Street	Multi tenanted investment property
27	Chadderton	19 Mough Lane	Former day nursery
28	Audenshaw	168 Audenshaw Road	Mixed use property with vacant flat
29	Openshaw	Elizabeth House	Modern detached office block
30	Billingham	157 Central Avenue	4,800 sq ft office & workshop with parking
31	Salford	6-8 Missouri Avenue	21,700 sq ft industrial unit
32	Prestwich	The Plough, Rainsough Brow	Vacant public house
33	Levenshulme	16, 16a Albert Road & 2a Buckhurst Road	Substantial investment property

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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.



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Lot 1

Guide Price £250,000



Glossop Conservative Club, 22 Norfolk Street, Glossop SK13 8BS
Substantial Club Premises - considered suitable for alternative uses

Location	Close to Glossop centre and Train Station
Description	<p>Prominently situated in the centre of Glossop directly opposite the train station and Co-operative Supermarket. Substantial 3 storey period property known as Glossop Conservative Club constructed of stonework elevations beneath a pitched roof.</p> <p>Internally the property comprises of ground floor games room and bar lounge area together with former living accommodation and function rooms including the Crystal Ballroom on the upper floors. Extensive basement cellar and storage areas are also provided. The property is considered suitable for alternative uses subject to the necessary consents being obtained.</p>
Accommodation	<p>As measured in accordance with the RICS Code of Measuring Practice the property provides the following net internal floor areas:</p> <p>Ground Floor: Games Room, Club Room, Stewards Lounge and Kitchen, Ladies and Gents WCs - 203.44sq m</p> <p>First Floor: Dance Floor, Games Room - 2 x Committee Rooms, Changing Room plus Stewards Accommodation, 2 Bedrooms, Bathroom, Lounge, Ladies and Gents WCs - 182.67sq m</p> <p>Second Floor: Crystal Ballroom - Storage, Kitchen, Ladies and Gents WCs - 186.6 m sq</p> <p>Basement: beer cellar storage and ballroom - 153.1 m sq</p>
Tenure	Freehold
Viewing	Auction department

Lot 2**Guide Price £200,000**

102 Princes Street, Stockport SK1 1RJ

Retail investment let to Rank Amusements - income £41,212 PA

Location	Situated on the Northerly side of Princes Street, one of the main, part pedestrianised retail streets in Stockport Town Centre.
Description	Traditionally constructed two storey mid terrace retail property currently trading as amusement arcade and ancillary accommodation.
Accommodation	As measured in accordance with the RICS Code of Measuring Practice (6th Edition), the approximate net internal floor areas are as follows:- Ground Floor: Amusement Arcade - 1,056 Sq Ft (98.1 Sq M) First Floor: Office/Store plus Kitchen - 246 Sq Ft (24.5 Sq M) WC
Tenant information	The property is let to RAL limited (Rank Amusements Limited) by way of a 20 year (less 7 days) FRI lease from June 2001. The lease incorporates a tenant only break clause in June 2016. The net rent is £41,212 pax. RAL Ltd for year ending 2012 had a net worth of £15.3m and a turnover of £42.2m (Source: Equifax). The holding company is Tatts Group Ltd (Australia) who for year ending 2013 have a revenue of \$2.95 billion Australian dollars and a net profit after tax of \$247.3m.
Tenure	Freehold with part long leasehold interest to the rear - Please refer to legal pack.
Viewings	Auction department

Lot 3

Guide Price £40,000 +



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 4**Guide Price £150,000**

49-51 Blackburn Road, Accrington BB5 1JJ

Retail / leisure investment let to RAL Ltd (Rank Amusements Ltd)

Location	Situated on one of the main retail streets in Accrington Town Centre
Description	Ground floor amusement arcade which is generally open plan with office and WC facilities. The vendor owns the freehold of the whole building, however sold a long lease interest of the upper floor which have converted to provide apartments
Accommodation	According to the VOA the property provides the following net internal floor areas: Ground floor retail area/amusement arcade - 101.8sq m (1096sq ft) Ground floor internal storage - 6.6sq m (71sq ft) Mezzanine, Staff room - 11.4sq m (123sq ft), Basement storage - 43.4sq m (467sq ft)
Lease terms	The property is currently let by a 15 year fully repairing and insuring lease from the 25th January 2002 at a passing rent of £20,000. The lease includes 5 yearly rent reviews.
Tenant information	The tenant is Rank Amusement Ltd. The holding company is Tatts Group Ltd (Australia) who are year ending 2013 have a revenue of \$2.95 billion Australian dollars MEBITDA with a net profit after tax of \$247.3m.
Tenure	Freehold
Viewing	Auction department - 0161 443 4747

Lot 5

Guide Price £150,000 to £200,000



Former St Lukes School, Sawley Road, Miles Platting, Manchester M40 8DB

Land close to Etihad Stadium ideal for development subject to PP.

Location	Located just over 1km (0.7 miles) from The Etihad Stadium off Hulme Hall Lane (A610) close to junction of Oldham Road (A62) and Manchester City Centre
Overview	The site is circa 0.45 acres (1,843 sq m) located in a popular location close to the Manchester City Stadium and the exciting developments of Sports City, with major retailers such as Asda Walmart and Next being close by.
Planning	Previously approved outline planning was comprising the erection of 11 no. Family houses and 6 no. Apartments in part 3, part 4 storey buildings with associated landscaping and car parking (planning ref: 081872/FO/2007/N1) However we would recommend that interested parties should discuss proposed uses with the Local Planning Authority directly as it may have alternative uses subject to planning, or can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice
Transport Links	The location also has plenty of transports links direct to the Manchester City Centre, Ashton-Under-Lyne and Oldham Town nearby with a number of bus services as frequent as every 5 minutes and can now add the recent Metrolink extensions to various destinations around Greater Manchester.
Possession	Vacant site
Viewing	Open site

Lot 6**Guide Price £30,000**

Site Of The Former Spanking Roger, 40 Sawley Road, Miles Platting, Manchester M40 8DB

0.22 acre potential development site

Location	Situated at the corner of Sawley Road, visible from Hulme Hall Road in the Miles Platting area of East Manchester
Description	Cleared site of the former Spanking Roger Public House, which has now been demolished leaving a cleared site of 0.22 acres
Planning	The property is considered suitable for redevelopment subject to the necessary consents being obtained. Interested parties are advised to make their own enquires with the relevant authority
Tenure	Freehold
Note	Please note we are informed that a sewer runs under the the southerly corner of the site - further details available on request

Lot 7**Guide Price £50,000 to £60,000**

193 to 195 Market Street, Hyde SK14 1HF

Pair of shops with upper parts on busy main road.

Location	The property is located on the busy main road A627/A57 close to Vernon Street
Details	We have not been able to inspect the premises but advise from data from the VOA website that the units are at least 41 sq m (440 sq ft) on the ground floor over the two shops, the upper parts are not measured however they appear to be suitable for conversion subject to consents: The upstairs is reported to have 4 rooms spanning over both shops with access from one staircase in No 193.
EPC rating	On order
Possession	To be sold subject to a tenancy agreement, details of which will be supplied and verified in the legal pack: we are advised the tenant has been in occupation since 1998 and is holding over on a commercial agreement at a rent of £85 per week
Viewing	Auction department 0161 443 4747

Lot 8**Guide Price £65,000**

Land Adjacent To, 104-110 St Georges Road, Bolton BL1 2BZ

Development site with consent for 30 apartments

Location	North side of St Georges Road on the northerly fringe of Bolton town centre
Description	Vacant site extending to approximately 0.15 acres. Consent was granted in February 2009 for the demolition of existing building and erection of a 5 storey building for 30 apartments plus 21 car parking spaces. Further details available in the legal pack. Interested parties are advised to contact Bolton MBC Planning Department for further information.
Accommodation	The site has an area of approximately 590 Sq M (0.15 acres)
Tenure	Understood to be long leasehold please refer to legal pack
VAT	All figures quoted are exclusive of but may be subject to VAT
Viewings	Open Site / Auction Department 0161 443 4747

Lot 9

Guide Price £60,000



19 Melbourne Street, Stalybridge, Greater Manchester SK15 2JE

Substantial retail premises with potential for conversion

Location	The property is located in the main retail centre off Market Street in Stalybridge.
Details	300 sq m over three floors: Ground Floor retail space with ancillary area to rear First Floor: two rooms Lower Ground Floor: Two rooms, kitchen area Externally: There is a secure parking/loading area to the rear which is shared with the shop next door The vendor of this property is a director of Edward Mellor Ltd
EPC rating	On order
Notes	The upper floors may lend themselves to conversion subject to planning permission and the premises are also thought suitable for alternative uses subject to consents. Parties interested in conversion or change of use are advised to consult with the local planning department directly or may contact Mellor Dowd Planning Services for impartial advise on 0161 443 4500
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 10**Guide Price £50,000**

250 Spendmore Lane, Coppull, Chorley PR7 5DE

Self contained two storey retail property 768 sq ft

Location	Fronting onto Spendmore Lane, in the centre of Coppull, approximately 2 miles to the west of Chorley town centre
Description	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.
Accommodation	Ground Floor: Retail Area - 35.37 sq m (380 sq ft) First Floor: 37.0 sq m (388 sq ft)
EPC rating	Band F
Tenure	Freehold
Viewing	Auction department 0161 443 4747

Lot 11**Guide Price £80,000**

361 & 361 A Ainsworth Road, Radcliffe, Manchester M26 4HA

Tenanted Post Office and flat producing £8,420 per annum

Location	Situated fronting onto Ainsworth Road, B292, at the corner of Stanley Rad. Approximately ½ north of Radcliffe town centre.
Description	Traditionally constructed two storey end terrace property, briefly providing ground floor post office premises known as Black Lane Post Office, together with the first floor self contained flat.
Tenancy	The property is currently fully let as follows: Ground Floor Post Office let by way of a 10 year lease from 23 March 2012 at a rental of £4,000 per annum excl. Lease incorporates 3 yearly rent reviews. The first floor flat is let by way of a 12 month assured short hold tenancy from 22 July 2013 at a weekly rent of £85 per week. The total annual income therefore is £8,420 per annum,
EPC	An EPC is available on request
Viewing	Auction Department - 0161 443 4747

Lot 12

Guide Price £125,000



Albion Works, Albion Street, Bury BL8 2AE

15,000 sq ft (1393.5 m sq) industrial premises

Location	Fronting Albion Street which directly links to Bolton Road (A58) in a well established mixed commercial and industrial area approximately ¼ miles west of Bury Town Centre
Description	Traditionally constructed mainly two storey industrial premises with loading access provided by a substantial roller shutter loading door directly from Albion Street. The accommodation extends over basement, ground, first and second floors.
Accommodation	The gross internal area extends to 15,000 sq ft / 1,393.5 m sq
EPC	On order
Tenure	We are informed the the property is held long leasehold for a term of 900 years from 1906 at a ground rent of £16.90 per annum
Viewings	Auction Department - 0161 443 4747

Lot 13

Guide Price £500,000



Welkin Mill, Welkin Road, Bredbury, Stockport SK6 2BL

156,000sq ft tenanted mill complex producing £72,777.50 PA

Location	Situated at the head of Welkin Road overlooking the M60 orbital motorway between Junction 25 (Stockport) and Junction 26 and 27 (Bredbury). Stockport Town Centre is situated approximately 2 miles West to the property.
Description	Substantial 4 storey mill property of traditional brick elevations beneath a flat roof. The property has been let to individual occupiers. Internally the accommodation provides mainly open plan space with lift access to all floors. Externally here is a surfaced car parking area to all sides of the building.
Accommodation	The approximate gross internal measurements are as follows; Ground Floor - 46,521 sq ft. First Floor - 47,468 sq ft. Second Floor - 31,064 sq ft. Third Floor - 30,870 sq ft. Total gross internal floor area: 155,953 sq ft (14,488.37sq m)
EPC	On order
Tenancy schedule	Ground Floor (Part): Asylum Paintball - £8,750 pa - Lease expiry: 9/6/2023 Ground Floor (Part): Allied Publicly Services - £16,027.50 pa - Lease expiry: 3/5/2014 Detached Workshop: Mr T Carley - £6,000 pa - Lease expiry: 4/5/2016 First and Second Floor: Just Printers - £30,000 pa - Lease expiry: 28/9/2016 Third Floor: Vacant Roof : Telefonica - Mast - £9,000p/a - Lease expiry: 16/4/2037 Land at East Side of Welkin Mill: Advance Access Solutions - £3,000 - Lease expiry: 18/4/2018
Viewing	Auction Department 0161 443 4747

Lot 14

Guide Price £100,000



Land At, Welkin Road, Bredbury, Stockport SK6 2BL

1.38 acres commercial development site

Location Situated at the head of Welkin Road this site is to be found to the West of Welkin Road, across the road from the Welkin Mill and the M60 orbital motorway between Junction 25 (Stockport) and Junction 26 and 27 (Bredbury). Stockport Town Centre is situated approximately 2 miles West to the property.

Description Open plan site extending to 1.38 acres considered suitable for industrial or commercial development (subject to planning permission). Interested parties are advised to make any enquiries with Stockport Council Planning Department.

Note Map for identification purposes only

Viewing Auction department 0161 443 4747

Lot 15

Guide Price £80,000



48 Burnley Road, Accrington BB5 6HG

3,220 Sq Ft Retail Showroom with parking

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.
Note.	The property is being sold with vacant possession.
Tenure.	Understood to be freehold.
Viewing.	Auction department 0161 443 4747.

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Lot 16

Guide Price £400,000



Cherry Tree Country Hotel, 30 Trenchard Drive, Moss Nook, Manchester M225NA

15 bedroom hotel premises with PP for development.

Location	The site and property are located off Ringway Road along Trenchard Drive past the infamous Moss Nook Restaurant and Tatton Arms Public House at the junction with Emerald Road.
Details	This is a 15 bedroom hotel/B&B in need of renovation located within a very short drive of Manchester Airport, Styal, Wilmslow, Stockport and Manchester in a popular residential location
Site	The site is approximately 1,526 sq m (20,030 sq ft) or 0.38 Acres (0.15 Hectares) or thereabouts with access points off Trenchard Drive and Emerald Road: the site map published is for identification purposes only and all interested parties must look through the legal pack for the true boundary
Planning	Current permission has been granted for change of use to a day nursery with conditions ref: 101600/FO/2013/S2 Permission was granted (ref 094493/FO/2010/S2) in 2010 for the erection of 5 dwellings consisting of 2 pairs of two storey semi-detached dwellings and 1 x two storey detached dwelling, with associated landscaping, car parking and garages. Please be aware that this planning is due to lapse and therefore this must be considered if purchasing and therefore interested parties are advised to consult with the local planning department directly There may also be potential to create one dwelling by renovation of the current buildings subject to permission.

Lot 16

Guide Price £400,000



Possession	Vacant on completion
EPC rating	Rated G
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
Viewings	Auction department 0161 443 4747

Lot 17

Guide Price £20,000 to £25,000



Parcel Of Land To End Of, Clevedon Street, Harpurhey, Manchester M9 5PL

Land that may suit development subject to planning consent

Location	The land is located to the end of Clevedon Street off Vernon Street
Details	Vacant parcel of land extending to approximately 0.12 (0.05 H) or thereabouts
Notes	The published plan and outline is for identification purposes only and must not be relied upon as the actual site layout: please refer to the legal pack for the Land Registry Title Plan
Planning	The site may lend itself to alternative uses or redevelopment subject to the necessary consents
Possession	Vacant on completion
Viewing	Open site

Lot 18

Guide Price £90,000



Site Located At, 60-62 Clarence Road, Longsight, Manchester M13 0YE

Land considered suitable for development subject to PP.

Location	Located off Plymouth Grove in a popular residential location
Overview	The parcel of land extends to 468 sq m (0.12 Acres) or thereabouts that may offer potential for residential development with a suggested scheme to comprise two units offering four two bedroom flats and two studio flats in total with associated parking
Notes	The map is for identification purposes only and the plan insert is to indicate a suggested scheme that may be suitable subject to planning permission
Planning	Interested parties are advised to consult with the local planning department directly or may contact Mellor Dowd Planning Services for further impartial advice and guidance
Possession	Vacant on completion
Viewing	Open site

Lot 19**Guide Price £100,000**

15 Railway Road, Leigh WN7 4AA

9,606 sq ft Vacant Retail Showroom

Location	Situated fronting Railway Road within Leigh town centre
Description	Traditionally constructed part three storey/part single storey retail showroom premises fronting Railway Road with rear loading access provided off Cook Street.
Accommodation	Approximate net internal floor areas: Ground floor retail showroom 703.8 sq m First Floor 2 store rooms 82.8 sq m Second floor store room 105.8 sq m Total: 892.4 sq m (9,666 sq ft)
EPC	On order
Viewing	Auction Dept 0161 443 4747

Lot 20

Guide Price £50,000



13 Railway Road, Leigh WN7 4AA

11,459 sq ft Retail Showroom and Tenanted Workshop

Directions	Situated fronting Railway Road within Leigh town centre
Description	Substantial retail showroom premises providing accommodation over 3 floors. To the rear is a workshop/warehouse unit which has been separately let off and is accessed via Cook Street
Accommodation	The premises provide the following approximately net internal floor areas: Ground Floor: Front Sales 68.25 sq m; Rear Sales 44.8 sq m / Rear Stores 395.85 sq m Mezzanine storage with two w.c.'s 194 sq m / First Floor, offices and storage 113.50 sq m Second Floor Storage 58.1 sq m / Rear warehouse accessed via Cook Street 190.5 sq m Total Area: 1,064.55 sq m (11,459 sq ft)
EPC	On order
Tenancy	The rear warehouse accessed via Cook Street is let to Mr Aghabelo by way of a ten year lease from the 1st August 2013 at a passing rent of £6,600 pa. The lease incorporates rent increases of 10% every 18 months and a mutual break clause after 24 months provided 6 months notice is provided.
Viewing	Auction Dept 0161 443 4747

Lot 21

Guide Price £2,000 to £5,000



Land rear of 2-12 Birkdale Street, and 7-19 Greenhill Road, Manchester M8 0WE

Parcels of land that may suit development subject to planning

Location	The two parcels of land are located off the rear 2-12 Birkdale Street and also the rear of 7-17 Greenhill Road
Details	Pair of separate parcels of land, 2-12 Birkdale Street is approximately 0.04 A (0.02 H) 7-19 Greenhill Road is approximately 0.01 A (145 sq m)
Notes	The published plans and outlines are for identification purposes only and must not be relied upon as the actual site layout; please refer to the legal pack for the Land Registry Title Plan
Planning	The sites may lend themselves to alternative uses or redevelopment subject to the necessary consents
Possession	Vacant on completion
Viewing	Open site

Lot 22

Guide Price £60,000



The George, 14 Cross Lane, Radcliffe, Manchester M26 2GY

Former public house with PP for residential flats.

Location	Situated in a predominantly residential location
Planning	Planning permission has been granted Change of use of existing public house to 4 no. Apartments and first floor extension to rear (resubmission) ref: 56366
VAT	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 and it will be available 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	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4747

Lot 23

Guide Price £10,000



Land At Rear Of, 4 Myrtle Grove, Droylsden, Manchester M43 7GS

Rectangular plot of land considered suitable for development STP

Location	Access is provided via Moorside Street, the continuation of Market Street, approximately ½ mile north of Droylsden centre
Description	A rectangular plot of land extending to 425.6 sq m /0.1 acre accessed via Moorside Street, adjacent to The Bush Public House. The site is considered suitable for development subject to the necessary consents being obtained.
Notes	The lined plan is for purposes of identification only and all interested parties must read the legal pack for the true boundaries outlined therein.
Tenure	Freehold
Viewing	Open site or contact Auction department 0161 443 4747

Lot 24**Guide Price £10,000**

Land At Rear Of, 95 Lumb Lane, Droylsden, Manchester M43 7LD

Vacant Plot of Land - May Suit Development (STP)

Location	Situated at the rear of 95 Lumb Lane with access provided off Brookside Avenue in the Little Moss area of Droylsden
Description	Triangular shaped plot of land extending to 0.11 acre/441.3m sq, which formerly housed garages for the adjoining residents. The site is considered suitable for development of some kind and interested parties are advised to make their own enquiries.
Notes	The lined plan is for purposes of identification only and all interested parties must read the legal pack for the true boundaries outlined therein.
Tenure	Freehold
Viewing	Open site or contact Auction Department 0161 443 4747

Lot 25

REFER TO AUCTIONEERS



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 26**Guide Price £125,000 +**

334 Manchester Street, Oldham OL9 6HQ

Tenanted mixed use office & restaurant building

Location	The property is situated between Featherstall Road South (A6048) and Manchester Street
Details	<p>TO BE SOLD ON BEHALF OF ADMINISTRATORS</p> <p>The property comprises a detached building arranged over lower ground, middle floor and upper ground floors and is set out as a restaurant on upper ground and middle floors with two commercial units occupying the lower ground floor.</p> <p>The information in the schedule of Accommodation and Tenancies set out was provided by a third party and cannot be confirmed by the Vendor. All parties should rely on their own enquiries.</p>
Tenancy information	The property is let and subleased in parts with income in excess of £29,000 per annum, the lease details will be fully verified and available in the on line legal pack
VAT	VAT is payable in addition to the gavel price
EPC rating	On order
Viewings	Auction department 0161 443 4747

Lot 27**Guide Price £100,000 +**

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 28

Guide Price £150,000



168 Audenshaw Road, Audenshaw, Manchester M34 5WN

Tenanted hairdressers premises with vacant three bedroom flat over.

Location	The property is located on Audenshaw Road next door to the Premier Village Store
Hairdressers	Well appointed hair and beauty salon comprising two salon areas, rear room with booth areas, WC, kitchen, treatment room and cellar chamber. Access to rear yard
Separate Flat	Ground Floor: Entrance hallway to first floor First Floor: Lounge, two bedrooms, dining kitchen, modern shower room Second Floor: Bedroom/living room
EPC Rating	Flat: C Shop: on order
Notes	The property has double glazing central heating throughout with separate boilers.
Possession	We have yet to receive or see copy of the tenancy for the salon The flat is sold with vacant possession
Viewings	By appointment only with the auctioneers office 0161 443 4747

Lot 29

Guide Price £250,000 to £300,000



Elizabeth House, Off Victoria Street, Openshaw, Manchester M11 2NX

Modern detached office block with on site parking for 44 cars

Situated just off Victoria Street to the rear of the 'Matalan' retail outlet which fronts onto Ashton Old Road (A635) one of the principal routes into Manchester city centre, which is situated approximately 3 miles to the west.

Description	Detached two storey modern office building constructed less than ten years ago. The property benefit from: * Full Double Glazing * Raised Floors * Gas Fired Central Heating * Suspended Ceilings with Cat II Lighting * Air Conditioning * Full DDA Compliance * Passenger Lift * On Site Parking For Approx 44 Cars
Details	Ground Floor - 4,727 sq ft (439 sq m) First Floor - 4,720 sq ft (439 sq m) TOTAL - 9,447 sq ft (878 sq m)
Tenure	Freehold
EPC Rating	Band C.
Possession	Vacant.
Viewing	Auction department 0161 443 4747

Lot 30

Guide Price £85,000



157 Central Avenue, Billingham TS23 1LU

4,800 Sq ft office & workshop with parking on 6.4 acres

Location	Adjacent to the Synthonia Sports Stadium approximately 1.5 miles from Billingham Town Centre
Description	Single storey concrete framed building with brickwork base walls and metal profile cladding to the upper parts. Internally the property provides open plan and cellular office and workshop areas, the offices are fitted to a good standard including suspended ceilings, cat II lighting and double glazing. Externally there is a surfaced car park for approximately 40 vehicles and to the rear is an area of grassed and fenced potential development land.
Accommodation	The gross internal floor area is 445.92 m ² / 4,800 sqft
EPC	Rating F - 143
Note	There is a clawback provision of 50% of the uplift in value if the land is developed - please refer to the legal pack for details
Tenure	Freehold
Viewing	Auction Department 0161 443 4747

Lot 31

Guide Price £175,000



6-8 Missouri Avenue, Weaste, Salford M50 2NP

Large 23,500 sq ft (2,183 sq m) vacant industrial premises

Location	The properties are located on Missouri Avenue off Eccles New Road the main A57. Convenient for access to Junction 3 of the M602 motorway connecting to the M60 and M62.
Description	Formerly three industrial units comprising workshops, offices and staff rooms with car park area to right hand side and waste shed. Ground Floor (mainly open plan) circa 23,500 sq ft, plus storage Unit circa 550 sq ft.
Notes	Map published is for identification purposes only
Tenure	Leasehold for 125 years from 15.12.1983 with a ground rent of £9,873.56pa
Possession	Vacant on completion
EPC rating	E
Viewings	Auction Department 0161 443 4747

Lot 32**REFER TO AUCTIONEER**

The Plough, 51 Rainsough Brow, Rainsough, Prestwich, Manchester M25 9XW

Vacant public house in need of complete refurbishment

Location	The property is located close to the roundabout located on Rainsough Brow and Hilton Lane (A6044)
Details	Ground Floor: Open plan bar area, servery, further bar, three WC's store beer cellar, kitchen areas First Floor: Five rooms, two bathrooms, kitchen, utility room, living room area Externally: Elevated garden to rear, beer garden, private lawn garden, garage
Notes	The property is in need of repairs both internally and externally.
EPC rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4747

Lot 33

Guide Price £300,000



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

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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).

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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.

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.
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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.

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Form

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

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(please tick one)

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Buyers Name: _____

(if different)

Address: _____

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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.

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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).

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