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'The Commercial Property Auctioneers'

Commercial Auction

30th April 2014

Registration from 1.00pm

Auction start time 2.00pm

The Point, Emirates Old Trafford

Talbot Road, Old Trafford, Manchester M16 0PX



0161 443 4747

www.rogerhannahauctions.co.uk

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



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SUCCESS STORIES

from our last auction



Carlton Drive

Preston

Retail unit with living
accommodation

Guide price £60,000

Sold for £81,000



Cross Street

Radcliffe

Vacant shop with upper parts

Guide price £50,000

Sold for £66,000



Princess Street

Stockport

Tenanted investment property

Guide price £180,000

Sold for £200,000

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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. Some of the lots offered have not always been in ownership for six months and as such this can have an impact on which lender to

use. We recommend you speak to one of our whole of market mortgage advisers on 0161 443 4555.

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 the catalogue. The extra and special conditions, along with addendum, are available for inspection online prior to sale day, or for one hour 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 for both the 10% deposit and the buyer premium to the Auctioneers before 5pm the day before sale day.

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, and telephone number

and your solicitor's details. In exchange you will receive a numbered bidding paddle from which we can identify you. If you are bidding on behalf of someone else who isn't attending, we need all of this for that person as well PLUS a letter from them giving you authority to bid on their behalf.

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. Debit card is the best form of payment as it is free; however, we strongly recommend that you contact your bank before bidding to let them know what you will be doing to avoid any complications once you have been successful and are signing up.

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 | Chorley | 250 Spendmore Lane | Self contained 2 storey retail property 768 sq ft |
| 2 | Whitefield | 76 Bury Old Road | Commercial unit with upper floors |
| 3 | Leigh | 38 Leigh Road | Mixed use investment property |
| 4 | Manchester Central | 8 Cable Street | 14,200 sq ft listed building |
| 5 | Blackley | 63 Victoria Avenue | Retail unit & self contained flat |
| 6 | North West | Various addresses | Portfolio of ground & chief rents |
| 7 | Reddish | 53-55 Gorton Road | Retail premises & redevelopment opportunity |
| 8 | Carlisle | 36-38 Botchergate | Tenanted commercial investment |
| 9 | Wigan | The Crown, Bentinck Street | Detached freehold Public House |
| 10 | Rochdale | 82-84 Drake Street | 14,400 sq ft development opportunity |
| 11 | Oldham | Cardwell Street | Plot of land with garages 0.27 acre (0.11ha) |
| 12 | Bolton | 77-83 Bradshawgate | Prominently located town centre nightclub/bar |
| 13 | Stockport | 35 Greek Street | 2,682 sq ft office premises with parking |
| 14 | Stockport | 300a Brinnington Road | Building considered suitable for development |
| 15 | New Moston | Site to rear of Hawthorn Road | Miscellaneous parcel of land |
| 16 | Moston | The Moston, Hillier Street North | Three storey former 24 bedroom hotel & pub |
| 17 | Atherton | Railway Hotel, Collard Street | Freehold Public House |
| 18 | Runcorn | Picow Farm Road | 26,017 sq ft industrial workshop unit |
| 19 | Moston | 148 Moston Lane | Vacant 9 bedroom detached B&B and Hostel |
| 20 | Accrington | Kings Arms, Lee Street | Public house with living accommodation |
| 21 | Droylsden | Land to rear of Lumb Lane | Vacant plot of land |
| 22 | St Helens | Golden Lion, 94 Lyon Street | Freehold Public House |
| 23 | Chorley | Moor Inn, Moor Road | Detached freehold Public House |
| 24 | Wallsend | Albion Inn, Potter Street | Detached freehold Public House |
| 25 | Runcorn | Land at 125-127 Percival Lane | 0.4 acre development site with lapsed consent |
| 26 | County Durham | New King William, Cheapside | Freehold Public House |
| 27 | Hyde | Unit 3 Alexandra Street | Two industrial units & office block 21,000 sq ft. |
| 28 | Droylsden | Land to rear of Myrtle Grove | Plot of land may suit development STP |
| 29 | Cramlington | Dudley Social Club, Western Terrace | Sports & Social Club with accommodation |
| 30 | Harpurhey | Clevedon Street | Land that may suit development subject to pp |
| 31 | Sunderland | Whitehouse, Blackfell Village Centre | Community public house and function venue |
| 32 | Hyde | Unit 2 Alexandra Street | Industrial unit - 8,869 Sq Ft, with yard. |
| 33 | Rochdale | Former Educational Ins', Newhey Road | 5,400 sq ft motor workshop |
| 34 | Cramlington | Camperdown Social, Burradon Road | Freehold community club with concert room |
| 35 | Salford | 190 Langworthy Road | Tenanted investment property |
| 36 | Stockport | Douro House, Wellington Road Sth | Freehold mixed use investment |

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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.



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Lot 1

Guide Price £30,000



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 2**Guide Price £85,000**

76 Bury Old Road, Whitefield, Manchester M45 6TL

Vacant retail premises with upper parts, may suit conversion STP

| | |
|-------------------|--|
| Location | On main A665 with good connections to the M60 |
| Details | Ground Floor: Double aspect shop sales area with shuttering, back office, vestibule, WC, further room and kitchen First Floor: Two rooms with shower facilities Basement: Cellar Externally: Provision for parking to rear |
| Notes | The shop and upper parts may lend themselves to change of use or conversion subject to planning and interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice |
| EPC rating | F |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 3

Guide Price £35,000+



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 £450,000**

8 Cable Street, Manchester M4 5EG

14,262 sq ft (1,325 s m) Grade II listed building off Northern Quarter

| | |
|----------------------|--|
| Location | Located close to the heart of the Northern Quarter and Manchester City Centre in a prominent situation between Rochdale Road and Oldham Road with the junction of Swan Street and Great Ancoats Street nearby |
| Overview | This Grade II listed building with its roots back to mid to late 19th Century has accommodation over four floors plus basements. It has in its past been a warehouse and storage and is currently occupied by a Church as meeting and prayer rooms over two floors only, the upper floors being used for storage |
| Accommodation | The building is of uniform internal measurements over the building to comprise a NIA of 1,325 sq m (14,262 sq ft) to comprise ground floor office space, prayer rooms, meeting rooms, kitchen and associated WCs with storage over first, second and third floors and a basement |
| Planning | The property may lend itself for residential conversion or change of use subject to the necessary consents and all interested parties are advised to consult with the local planning department directly or may call Mellor Dowd Planning Services on 0161 443 4500 for impartial advice |
| Possession | Vacant on completion |
| Viewing | Strictly by appointment with the auctioneers on 0161 443 4747 |

Lot 5

Guide Price £70,000



63 Victoria Avenue, Blackley, Manchester M9 0RD

Retail unit (with hot food consent) & self contained flat

| | |
|----------------------|--|
| Location | Fronting Victoria Avenue (A6104) approximately 200m from the junction with Rochdale Road (A664) and junction 20 of the M60 orbital motorway |
| Description | Ground floor self-contained butchers retail unit which benefits from consent for hot food takeaway use plus vacant one bed self-contained flat to the first floor. Externally there is a rear yard which could be utilised for off road parking. |
| Accommodation | Ground Floor: Sales area, storage, washroom & WC - 606 sq ft (56.3 m2) First Floor: Living room, kitchen, bedroom & bathroom - 503 sq ft (46.72 m2) |
| EPC | Rating for the EPC is C - 60 |
| Viewing | Auction department - 0161 443 4747 |

Lot 6

Guide Price £5,000



Portfolio Of Various, Ground and Chief Rents, North West SK2 7AR

Various ground & chief rents producing £921.50 pa (net)

Location Manchester, Stockport, Cheadle Hulme, Hale, Altrincham, Sale, Salford, Bury, Mossley, Oldham, Preston, Blackpool and Poulton-le-Fylde

Details The lot comprises varied leasehold ground rents second leasehold ground rents, freehold chief rents and second freehold chief rents producing a net income of £921.50 per annum

Notes Refer to legal pack for full leasehold details, income and address information

Lot 7

Guide Price £275,000 to £300,000



53-55 Gorton Road, Reddish, Stockport SK5 6AW

Substantial retail premises and redevelopment opportunity STP

Location Located on a prominent main road (B6167) on corner of Higginson Road

Overview Double fronted retail premises with two additional floors in HMO layout and cellar on a site with yard area, outbuildings and parking on combined site area 734 sq m (0.18 A)

Accommodation Ground Floor: Sales area and associated facilities, rear porch area.
First Floor: Living room, kitchen, bathroom and bedrooms
Second Floor: bedrooms
Basement: Cellars

Externally Large warehouse/storage with mezzanine, garage/workshop and additional outbuilding all contained in a walled yard

EPC rating On order

Lot 7

Guide Price £275,000 to £300,000



| | |
|-------------------|--|
| Notes | The main building has central heating and double glazing in most parts |
| Planning | The site is considered suitable for residential development of flats or mews properties and plans have been drawn for submission by the current owners for flats, these plans will be made available in the legal pack. Interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 4500 for swift and impartial advice regarding development matters |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 8

Guide Price £375,000 to £400,000



36 - 38 Botchergate, Carlisle CA1 1QS

Freehold retail investment producing £45,000 per annum

Location Located on Botchergate (A6) adjacent to JD Wetherspoon Public House and close to the Ibis Hotel Carlisle

Details Ground Floor: Retail space 271.95 sq m (2,927 sq ft)
First Floor: Ancillary space 403.56 sq m (4,344 sq ft)
Second Floor: Ancillary space 40 sq m (430 sq ft)

Possession Ground Floor: 15 year FRI lease from 01/10/2013 until 2028 at £45,000 01/10/2018 with 5 yearly fixed rental increases by 2% per annum compounded to Copenhagen 1801 LTD (t/a Victory Amusements (guaranteed by Trafalgar Leisure Ltd)
First and second floors: Vacant possession

Tenant Trafalgar Leisure Limited was incorporated in 1999 and for the year ending 31st March 2013 reported a turnover of £2,537,499, pre-tax profits of £1,084,993 and a total net worth of £7,732,698. (Source: www.riskdisk.com 24/02/2014)

EPC rating On order

Viewing Auction Department 0161 443 4747

Lot 9**Guide Price £80,000**

The Crown, 27 Bentinck Street, Goose Green, Wigan WN3 6RB

Detached freehold public house

| | |
|--------------------------------|---|
| Location | The Property is located in the Goose Green area of Wigan in a predominantly residential location |
| Details | Ground Floor: Traditional trading accommodation providing a lounge, snug and games room First Floor: Living accommodation (not inspected) Externally: Enclosed rear yard providing a beer garden |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A. Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | D |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 10

Guide Price £150,000+



Former Rochdale Observer Print House, 82-84 Drake Street, Rochdale OL16 1PQ

14,400 sq ft former print works suitable for conversion

| | |
|-------------------|--|
| Location | Drake Street (B6223) off Manchester Road (A58) |
| Details | The property is a three storey building being the former print hall for the Rochdale Observer. There is a large open space with mezzanine level and office space to the first and second floors. |
| Planning | Planning was passed in December 2009 (ref 09/D52580) for retail use. The property is also considered suitable for other use and for residential conversion at first and second floors, subject to approval. Interested parties are advised to consult with the local planning department directly for such matters or may also contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice |
| EPC rating | E |
| Tenure | Long Leasehold 999 years from 1 November 1868 |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 11**Guide Price £5,000**

Site At, Cardwell Street, Oldham OL8 2AF

0.27 acre (0.11 ha) plot housing garage colony

| | |
|--------------------|---|
| Location | Situated adjacent to Maple Mill, with access adjacent to no.21 Cardwell Street. Oldham town centre is approximately 1 mile to the north |
| Description | Plot of land extending to 0.27acres (0.11 ha) once occupied by 15no lock up garages. We are informed that ground rents are being received for 6 of the garages at £3 per annum. |
| Note | We are informed that 2 no rights of way have been granted across the land |
| Possession | Refer to the legal pack for full details of tenure, income clarification and possession information |
| Viewing | Open site |

Lot 12**Guide Price £125,000 to £150,000****77-83 Bradshawgate, Bolton BL1 1QD****555 sq m (6,000 sq ft) freehold town centre nightclub/bar**

| | |
|--------------------------------|--|
| Location | The property is situated in the centre of Bolton, close to the main shopping and leisure area and within walking distance to the train station. |
| Details | Main entrance and main & central bar, seating, dance floors, DJ area and WCs First floor: Further bar with dance floor and seating, WCs and an external roof terrace Second floor: Over part of the property is a second floor with storage, kitchen, offices Basement: One large beer cellar and separate storage cellar |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| Planning | The premises may lend themselves to redevelopment or conversion subject to the necessary consents: interested parties are advised to consult with the local planning department directly |
| EPC rating | D |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 13

Guide Price £125,000 to £150,000



Athena House, 35 Greek Street, Shaw Heath, Stockport SK3 8BA

2,682 sq ft (249.2 sq m) office premises with parking

Location Situated on the southerly side of Greek Street, one of the main professional areas on the fringe of Stockport town centre.

Description Traditionally constructed 2/3 storey office premises which retains many period features and benefits from gas central heating throughout and on site parking to the rear for approximately 8 vehicles. The property is considered suitable for residential conversion subject to the necessary consents being obtained.

Accommodation Ground Floor: Reception/Waiting Room, admin office, rear admin/storage, kitchen - 67.1 sq m
 First Floor: Front office, rear office, ladies w.c., rear office 2 plus store room - 71.2 sq m
 Second Floor: Front office, rear office, gents w.c., rear office 2 - 62 sq m
 Basement: Storage rooms - 50 sq m
 Total net internal floor area: 249.2 sq m (2,682 sq ft)
 External - car parking for approximately 8 cars

EPC rating On order

Viewing Auction department: 0161 443 4747

Lot 14

Guide Price £125,000 to £150,000



Whitebank House, 300a Brinnington Road, Stockport SK5 8AD

Office and storage building considered suitable for development

| | |
|-------------------|--|
| Location | Located off Brinnington Road opposite Monton Road via secure yard and gates |
| Details | This building was formerly a coach house affiliated to the owners of the local mills and is located in a residential location on the popular Portwood side of Brinnington. It has been used recently for storage and office premise with existing commercial usage. The accommodation is approximately 228 sq m internally (2,450 sq ft) over two floors, the site area is approximately 0.16 Acres (634 sq m). Rateable value 2010 £4,850 |
| Planning | The site is considered suitable for residential conversion or perhaps small scale redevelopment subject to the necessary consents and interested parties are advised to contact the local planning department for information or can alternatively contact Mellor Dowd planning services on 0161 443 4500 for impartial advice |
| EPC rating | On order |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 15

Guide Price £3,000 to £5,000



Site To Rear Of, Northfield Road &, Hawthorn Road, New Moston, Manchester M40 3SY

Parcel of land behind row of terrace properties

| | |
|-------------------|---|
| Location | The site is located to the rear of the row of terrace properties numbered 48-56 Hawthorn Road |
| Details | This parcel of miscellaneous land is located behind properties on Northfield Road and Hawthorn Road |
| Notes | The buyer will be responsible for the vendors and auctioneers costs in total of £1,500 plus VAT at completion The minimum deposit on this lot will be £2,500 The lined plan is for identification purposes only and must not be construed as the actual title: refer to the legal pack for the entire boundary and exact layout |
| Tenure | To be confirmed |
| Possession | Assumed vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 16

Guide Price £150,000



The Moston, 67 Hillier Street North, Moston, Manchester M9 4JB
Substantial three storey former 24 bedroom hotel & pub

Location Located off Moston Lane at the bottom of Hillier Street North

Details This former public house is sold vacant and may be suitable for conversion. The accommodation is over three floors plus basement with a total floor space of 6,500 sq ft (605 sq m) or thereabouts plus additional 2,000 sq ft (186 sq m) on third floor. The extensive car park to the right hand side, we are advised by the owners, will transfer with the title.

The property is located in a densely populated residential location close to Harpurhey and the shopping centre with good transport links to Manchester and Oldham

EPC Rating F

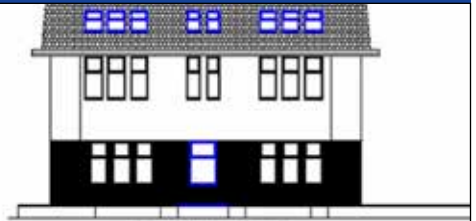
Possession Vacant on completion

Lot 16

Guide Price £150,000



Proposed Elevation as above (shown East side towards A44, 400000)



Proposed Elevation as above (shown West)

Ground Floor as HMO (proposed)



The layout shows 10 shared toilets and 10 shared showers in 4 shared (two for each block) lavatories to be used by all tenants.

Ground Floor as retail units (proposed)



Dimensions of Proposed Units:
Unit 1: 53.05m sq ft
Unit 2: 58.10m sq ft
Unit 3: 86.35m sq ft
Unit 4: 41.25m sq ft
Unit 5: 44.5 m sq ft

Planning

The property may be suitable for HMO consisting of 21 units or alternatively a mixed development of 4 shop units (A1 (retail), A2 (financial and professional services), A3 (restaurant and café) or B1 (offices) and 12 apartments These plans will be made available for perusal in the legal pack. All parties interested in change of use or redevelopment should contact the local planning department or can contact Mellor Dowd Planning Services on 0161 443 4740 for impartial advice and guidance

The plans shown are proposed alternatives for the conversion of the ground floors to retail or HMO/flats and are for purposes of marketing only and must not be construed as approved planning

Viewing

Auction department 0161 443 4747

Lot 17

Guide Price £100,000



Railway Hotel, Collard Street, Atherton, Manchester M46 0HQ

Freehold public house on 0.14 acre site

| | |
|--------------------------------|--|
| Location | The property is located on the outskirts of Atherton approximately one mile north of the town centre. The immediate locality is residential, with new build houses to the side and a private caravan park opposite |
| Details | Open-plan trading accommodation providing a public bar and games area. To the rear is a catering kitchen and customer toilets, first & second floors have not been inspected Basement: Beer cellar and stores |
| Fixtures & Fittings | No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the vendor |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: if it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | D |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 18**Guide Price £200,000**

ASM Medicare Building, Picow Farm Road, Runcorn WA7 4UG

26,017 sq ft single storey industrial workshop unit

| | |
|----------------------|--|
| Location | In an established commercial location close to the Western Point Expressway (A557) and Runcorn Docks |
| Description | Substantial single storey industrial/workshop unit of steel portal frame construction with a mixture of brick and profile metal sheet clad elevations beneath a multi pitched roof. Loading access is via a roller shutter door. |
| Accommodation | Ground Floor Unit 2,179 m2 / 23,455 sq ft First Floor Offices 238 m2 / 2,562 sq ft Total GIA - 2,417 m2 / 26,017 sq ft |
| EPC | Band C - 61 |
| Viewing | Auction Department - 0161 443 4747 |

Lot 19

Guide Price £185,000



148 Moston Lane, Moston, Manchester M9 4HU

Vacant 9 bedroom detached B&B and hostel

| | |
|----------------------|--|
| Location | On Moston Lane close to Hillier Street North and opposite Melbourne Street |
| Accommodation | Ground Floor: Hallway, living room, 2 bedrooms, WC, shower room, large dining kitchen and utility room First Floor: Landing, 7 bedrooms, shower room, bathroom, WC Externally: Gardens to front and rear |
| Notes | The property may suit conversion to flats or change of use subject to the necessary consents and interested parties can consult with the local planners or alternatively Mellor Dowd Planning Services on 0161 443 4500 for impartial advice |
| EPC rating | On order |
| Possession | Vacant on completion |
| Tenure | Leasehold from Manchester City Council- interested parties are advised to consult directly regarding extension of lease |
| Viewing | Strictly by appointment with the Auction department on 0161 443 4747 |

Lot 20**Guide Price £80,000**

Kings Arms, 26 Lee Street, Accrington BB5 6RP

Public house with living accommodation

| | |
|--------------------------------|--|
| Location | The Property is located in Accrington town centre, set back from the A608 Eastgate in a residential area |
| Details | Externally there is a beer patio to the rear with covered smoking area Ground Floor: Single open-plan trading area with bar and customer WCs First Floor: The first floor comprises living accommodation with five bedrooms, bathroom and kitchen Basement: Beer cellar Externally: Beer patio to the rear with covered smoking area |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified; if it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | E |
| Possession | Vacant on completion |
| Viewing | Auction Department 0161 443 4747 |

Lot 21

Guide Price £7,500



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 22**Guide Price £85,000**

Golden Lion, 94 Lyon Street, St Helens WA10 2RD

Freehold public house in predominantly residential location

| | |
|--------------------------------|--|
| Location | Located on Lyon Street at the junction with Pigot Street |
| Details | Ground Floor: Open plan trading accommodation providing bar server, games area and WCs First Floor: Four bedrooms, lounge, kitchen, bathroom and store Basement: Beer cellar and stores Externally: Enclosed garden, smoking shelter with detached outhouse to the rear and a car park with 20 spaces |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified; if it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | E |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 23

Guide Price £95,000



Moor Inn, 26 Moor Road, Chorley PR7 2LN

Detached public house with beer garden

| | |
|--------------------------------|--|
| Location | The Property is located on the outskirts of Chorley fronting Moor Road, one mile south west of the town centre. |
| Details | Ground Floor: The ground floor provides an entrance vestibule leading to the lounge area with an interlocking bar servery with separate trading room off and a further trading area to the rear with customer WCs off First Floor: Living room with kitchen off, three bedrooms, office and a bathroom Basement: Beer cellar EPC RATING D |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified; if it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 24

Guide Price £105,000



Albion Inn, 66 Potter Street, Wallsend NE28 6TZ

Detached freehold public house

| | |
|--------------------------------|--|
| Location | Located in a high visibility site within an area of mixed use occupiers off the A187 between Wallsend and North Shields |
| Details | Ground Floor: Open plan ground floor trading area, raised seating area and games area and catering kitchen. First Floor: 3 bedroom apartment with kitchen, sitting room and house bathroom Basement: Large beer cellar |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | D |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 25**Guide Price £50,000**

Land At, 125-127 Percival Lane, Runcorn WA7 4UY

0.4 acre residential development site

Location Situated on the south side of Percival lane, opposite the recently completed McInerney Homes Evolution Development. Access to the Western Point Expressway (A557), Runcorn Docks and Runcorn town centre are all within ½ mile

Description The site benefits from a lapsed planning consent granted 12/11/07 (app no: 07/00605/REM) for 6no. Town houses and 8no. Apartments. Interested parties are advised to consult with Halton Borough Council 0303 333 4300

Note We are informed by United Utilities that a 5 meter access strip is required to access a sewerage pipe at the northern boundary of the site, therefore the scheme will require reconfiguration.

Viewing Open Site

Lot 26

Guide Price £165,000



New King William, 1 Cheapside, Shildon DL4 2HW

Freehold public house in Village centre

| | |
|--------------------------------|--|
| Location | Central location in the busy village of Shildon between Bishop Auckland (3 miles N) and Darlington (10 miles S) in a mixed residential and retail area with the bus terminus opposite |
| Details | Ground Floor: Two ground floor trading areas with separate, linked bar serveries an associated WCs First floor: Three bedroom apartment with kitchen, office and bathroom Basement beer cellar with large store room Externally: Service yard and beer garden with smoking shelter |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | D |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 27

Guide Price £100,000



Unit 3, Alexandra Street, Hyde SK14 1DX

Two no. industrial units plus office block totalling 21,000 sq ft.

| | |
|----------------------|--|
| Location | 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. |
| Description | 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. |
| Accommodation | Unit 3 16,000 Sq Ft - 1,486 Sq M Two storey office & workshop 5,000 Sq Ft - 465 Sq M |
| EPC | Energy rating of C - 54 |
| Tenure | Freehold |
| Viewing | Auction department |

Lot 28**Guide Price £12,500**

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 29

Guide Price £145,000



Dudley Social Club, Western Terrace, Dudley, Cramlington NE23 7JU

Freehold sports & social club

| | |
|--------------------------------|--|
| Location | Set back from the B1321 in the village centre with little local competition. Residential and light industrial neighbouring occupiers |
| Details | Ground floor: Entrance lobby leading to bar, TV lounge & concert room with raised stage and changing room. Each area has a separate bar servery, seating overall for circa 330. First floor: fitness room (previously function room with bar); several further store rooms Attached two storey, 3 bedroom private house with sitting room, kitchen and bathroom |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | C |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4740 |

Lot 30

Guide Price £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 THE MINIMUM DEPOSIT ON THIS LOT WILL BE £5,000 |
| Planning | The site may lend itself to alternative uses or redevelopment subject to the necessary consents |
| Possession | Vacant on completion |
| Viewing | Open site |

Lot 31**Guide Price £140,000**

Whitehouse, Blackfell Village Centre, Washington NE37 1LL

Community public house and function venue

| | |
|--------------------------------|--|
| Location | The property is located in a residential estate just off the junction of the A194(M) and A1(M) motorways |
| Details | Ground Floor: Function room (250), with dance floor, raised stage, changing room, bar servery and first floor seating balcony, lounge bar and public bar with games area First floor: Private 3 bedroom accommodation with sitting room, kitchen and bathroom. Extensive ancillary storage areas with ground floor beer cellar. |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | C |
| Tenure & Possession | The property is held on the residue of an 80 year ground lease from the Washington Development Corporation dated 1st July 1974. The passing rent is £2,800 per annum. Part of the property is sub-let as a hairdressers and this yields a rental income of £5,250 per annum |
| Viewing | Auction department 0161 443 4747 |

Lot 32**Guide Price £125,000**

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 | Single storey industrial unit of steel portal frame construction supported on brick and blockwork walls with loading access via a substantial roller shutter door to the front elevation. Directly to the front of the unit is a substantial yard / car parking area. |
| Accommodation | Warehouse (GIA) 8,869 Sq Ft - 824 Sq M |
| EPC | Energy rating of C - 54 |
| Tenure | Believed to be Freehold |
| Viewing | Auction department 0161 443 4747 |

Lot 33**Guide Price £60,000**

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

5,400 sq ft motor trade investment producing £10,000 p.a.x.

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.

| | |
|----------------------|---|
| Description | Former Newhey Educational Institute, currently utilised as motor trade workshop. Providing accommodation over 2 floors both with roller shutter loading door access. |
| Possession | The property is tenanted by way of a 3 year lease due to expire 4th June 2015, the current passing rent being £10,000pax. Please refer to the legal pack for a copy of the lease. |
| Accommodation | We have been provided with the following Gross Internal Floor Areas:- Ground Floor: Workshop - 2,751 sqft / 255 m2 Mezzanine - 780 sqft / 72 m2 Office - 283 sqft / 26 m2 W.C. Lower Ground Floor Workshop 1 - 1,182 sqft / 109 m2 Workshop 2 - 1,462 sqft / 136 m2 |
| EPC | On order. |
| Tenure | Believed to be freehold. |
| Viewing | Auction Department 0161 443 4747. |

Lot 34

Guide Price £90,000



Camperdown Social, Burradon Road, Burradon, Cramlington NE23 7NG

Freehold community club with concert room

| | |
|--------------------------------|--|
| Location | The property is located in the centre of the village close to a number of shops and licensed businesses |
| Details | Ground Floor: Entrance hall with lounge and bar, concert room for 250 with raised stage and store room First floor: Lounge, 2 committee rooms and 3 bed private apartment with sitting room kitchen and bathroom Basement: Boiler room, large beer cellar and office Externally: Car park with around 15 spaces to side |
| Fixtures & Fittings | The fixtures and fittings, where owned, will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will be excluded |
| VAT | VAT will be payable in addition to the purchase price unless otherwise specified: If it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" This form will be contained in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk |
| EPC rating | D |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4747 |

Lot 35**Guide Price £80,000+**

190 Langworthy Road, Salford M6 5PP

Two storey commercial investment with cellars

| | |
|-------------------|---|
| Location | Langworthy Road (A5186) next to Carl Allen furniture shop |
| Details | Ground Floor: Hallway, four reception rooms/offices First Floor: Three offices, kitchen and bathroom Externally: Front garden, enclosed rear yard |
| Notes | The property has been rented out on a new 5 year lease at £10,600 per annum, full lease details will be contained in the legal pack |
| EPC Rating | Rated E |
| Possession | Tenanted |
| Viewing | Auction department 0161 443 4747 |

Lot 36

Guide Price £400,000



Douro House, 11-13 Wellington Road South, Stockport SK4 1AA

Freehold mixed use investment income circa £80,000 p.a

| | |
|-------------------------|--|
| Location | The property is located in the centre of Stockport with frontage onto Wellington Road South (A6) |
| IMPORTANT NOTICE | The property is subject to best and final offers by 23rd April 2014 and will be sold under auction terms |
| Details | Lower Ground & ground floor vacant restaurant First, second and third floor high quality office space |
| Tenancies | Ground and lower ground floors, vacant Part 1st, 2nd, 3rd floors - A lease dated 29 September 2011 in favour of Smart Analytics Limited t/a Numero for a term of 3 years from 19 December 2010.. The rent payable is £80,000 per annum. The lease has been extended by way of a lease by reference . The lease now expires on 30 November 2014 on the same terms. |
| EPC rating | C |
| VAT | VAT is applicable on the purchase price at the prevalent rate |
| Viewing | Auction department 0161 443 4747 |

Terms and Conditions

for proxy, telephone and internet bidding

1. A prospective purchaser must complete and sign the authorisation form opposite, using one form for each lot. In particular the purchaser should complete the part which shows the maximum price which he authorises the auctioneer to bid for a particular property. The maximum price to which the auctioneer is authorised to bid must be an exact figure (not, for example, "£100 over the highest bid in the room"). The auctioneer reserves the right not to bid on any purchaser's behalf should there be any error of confusion in respect of these instructions or the accompanying deposit cheque.

The completed form(s) must be delivered to Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS no later than the day before the auction. Any request to alter or withdraw any proxy or telephone bidding form at any time prior to the auction must be in writing. Please include two forms of ID (one with photo).

2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the purchaser in such manner as the auctioneer thinks fit in his absolute discretion, and authorises the auctioneer or any partner or employee of Edward Mellor Auctions to sign the Memorandum of Sale on his behalf.
3. The prospective purchaser is considered to have inspected the auction catalogue including the Notices to Buyers, General Conditions of Sale, and Sales Particulars for each lot, and to be aware of any Special Conditions or Amendments which have been made to the details for each lot, and agrees that the signing of the Memorandum of Sale indicates acceptance of the information so provided.

4. Prospective purchasers should enclose with their authorisation form(s) a valid cheque or bank draft drawn on a United Kingdom branch of their bank, representing 10% of their maximum bid (minimum £2000,) PLUS the 0.5% (min. £495.00) Buyers Premium, for each lot. Where the lot is purchased below the maximum bid, the balance of the deposit cheque will be considered an additional deposit towards the purchase price.

In the case of telephone/internet bidding, the purchaser may instead provide a blank cheque which the auctioneers will complete on behalf of the successful purchaser for 10% of the purchase price plus the 0.5% of the purchase price (min. £495.00) contract documentation charge.

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

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

Proxy, Telephone & Internet Bidding

Authorisation
Form

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

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

Name: _____

Buyers Name: _____

(if different)

Address: _____

Postcode _____

Telephone/
Internet:

Work: _____

Home: _____

Mobile: _____

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

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

*E-Mail: _____

Date of Auction: _____ Lot Number: _____

*Essential for internet bidding

Property Address: _____

Maximum Bid: _____ Amount of Deposit: _____

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

Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address: _____

Telephone No: _____ Person acting for you: _____

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

Signed: _____ Date: _____

END OF COMMERCIAL LISTINGS



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Notes:

Notes: