



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'



0161 443 4747

www.rogerhannahauctions.co.uk

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

EDWARD
mellor

0161 443 4740

www.edwardmellor.co.uk/auction

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

Openwork



Lot 31a**Guide Price £50,000 to £60,000**

73a & 75 High Street, Little Lever, Bolton BL3 1NA

Retail unit with 2 bed living accommodation.

Location	Fronting High Street (A6053), the main retail street in Little Lever, approximately 2 miles south east of Bolton.
Description	<p>Number 75 is a traditionally constructed two-storey mid-terraced property, briefly comprising ground floor retail unit (currently trading as newsagents), together with two bed living accommodation to the first floor.</p> <p>It is understood that the property is held long leasehold and benefits from the right to collect ground rent from the property known as 73a High Street.</p>
Accommodation	<p>We understand that the property briefly comprises the following:</p> <p>Ground Floor: front retail sales and rear kitchen</p> <p>First floor: living room, 2 bedrooms and bathroom</p>
Viewing	We are acting for mortgagees not in possession and internal viewings are not possible.

Lot 32

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
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
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 33

Guide Price £170,000



Oddfellows, 31 Westbourne Terrace, Houghton Le Spring DH4 4QT

Traditional town centre public house.

Location Town centre position with surrounding occupiers including retail, commercial and residential property, 3 miles from the A1 (M) and 3 miles south of Washington.

IMPORTANT NOTICE THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT

Details Ground floor: Trading area, WCs, First floor: Living room, kitchen, WC, Second floor: Two bedrooms, bathroom, Basement beer cellar with store room, Externally: Rear yard

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 34

Guide Price £80,000




Travellers Rest, Mill Pit, Houghton Le Spring DH4 4JT

Large freehold two storey public house with busy road frontage.

Location	The property fronts the A182 on the outskirts of Houghton le Spring in an area of residential and light industrial occupiers, 3 miles south of Washington and the A1(M) motorway
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
Details	Ground Floor: Open plan U-shaped ground floor trading area with seating for circa 50 with a dance floor, central bar servery and associated WCs, First Floor: Private accommodation comprising 4 bedrooms, sitting room, kitchen and bathroom on the first floor, Basement: Beer cellar and storage Outside: Small beer garden
Notes	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. EPC rating F. Parties who are interested in conversion to residential or alternative uses are advised to consult with the local planning department directly or may contact Mellor Dowd Planning Services for impartial advice on 0161 443 4500
VAT	VAT will be payable in addition to the purchase price unless it is the intention of the purchaser to convert this building to a dwelling, in which case they must complete, prior to exchange of contracts, the HMRC form: Certificate to disapply the option to tax: Buildings to be converted into dwellings etc. This form will be provided in the legal pack. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings. A copy can be found at www.hmrc.gov.uk .
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 35

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
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
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 36

Guide Price £75,000



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
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
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 37

Guide Price £85,000



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.
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
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 38**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
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
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 39

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
IMPORTANT NOTICE	THE PURCHASER WILL BE REQUIRED TO PAY THE 10% DEPOSIT IN CLEARED FUNDS OR BANKERS DRAFT
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 109

Guide Price £65,000 +



15a Currier Lane, Ashton-under-lyne OL6 6TW

Jacobean era cottage with roots from early 17th century

Directions	Currier Lane is off Stamford Square close to the continuation of Stamford Street East (A635) near Tameside College
Potted History	Currier Lane was an ancient highway which originally forming part of a Roman road. The current structure dates from the early 1600s when James IV of Scotland also took the throne of England and Guy Fawkes plotted against parliament. Possibly the most interesting feature is the Cruck Frame, built from a single curved oak trunk sawn in two lengthwise and the two halves joined in an "A" shape. When the current owner purchased the cottage, the ancient features were hidden behind plasterboard studding and were only discovered during the installation of a damp proof course, causing a flurry of excitement amongst the archaeological community which has been well documented
Accommodation	Ground Floor: Hallway, lounge, dining kitchen First Floor: Two bedrooms, one with mezzanine level, bathroom Externally: There is an enclosed garden to the rear and side and front lawn garden
Notes	Double glazing, central heating
EPC rating	D
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

Lot 110

Guide Price £55,000 to £60,000



103 Heathcote Road, Gorton, Manchester M187QL

Two bedroom terrace property.

Directions Off Mount Road, Gorton

Accommodation Ground Floor: Lounge, dining kitchen
First Floor: Two bedrooms, bathroom
Externally: Small front garden, yard to rear

Notes Central heating, double glazing

EPC rating D

Possession Vacant on completion

Viewing Auction department 0161 443 4740