



ROGER
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'The Commercial Property Auctioneers'

Commercial Auction

19th March 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

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



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from our last auction



Clevedon Street

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Plot of Land

Guide price £20,000

Sold for £25,000



Cheetham Hill

Manchester

Plot of Land

Guide price £2,000

Sold for £3,500



Audenshaw Road

Audenshaw

Hairdressers premises with three
bedroom flat over

Guide price £115,000

Sold for £135,000

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auction dates for 2014

Auction

19th March 2014

8th May 2014

11th June 2014

23rd July 2014

17th September 2014

Closing Date

18th February 2014

8th April 2014

13th May 2014

24th June 2014

19th August 2014

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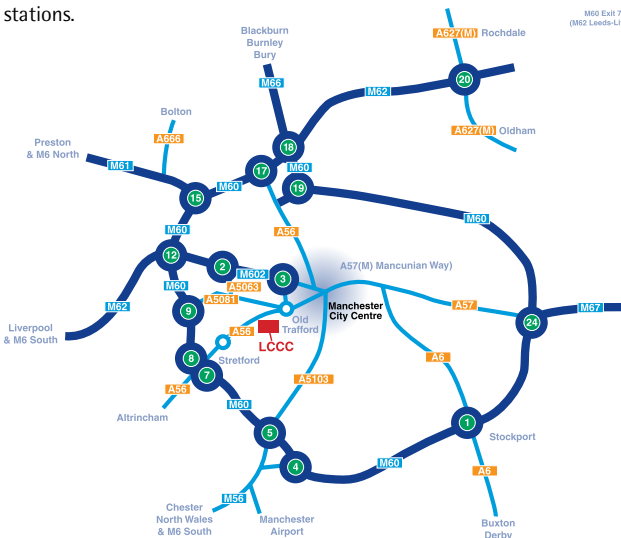
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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:

Metrolink Tram Services

A regular service operates from Bury in North Manchester, Altrincham (South Manchester), and from Central Manchester. There is a connecting service to Salford Quays and Eccles. The Metrolink is also connected to both mainline railway stations, Piccadilly & Victoria, and runs to Old Trafford Station, next to the cricket ground. Tickets are available from dispensers on all stations.



Rail Services

Inter City and local services operate to both Manchester Piccadilly and Manchester Victoria stations. Each station is linked to the Metrolink Tram Service. Catch the tram service for Altrincham and alight at the Old Trafford stop which is next to the ground.

Bus Services

Several buses services operate between Manchester and Sale/Altrincham, stopping at or near to the Cricket Club

notices to prospective buyers

1. These particulars are intended to give a brief description of the properties included in this auction. Appointments to view can be arranged via the Edward Mellor office specified. Prospective purchasers will be deemed to have inspected the property they are interested in before bidding.

Where the details state "External viewings only" there will be no access provided to the property either pre auction or between the auction and the completion date. We would recommend that lots which cannot be inspected, whatever the reason, might be unsuitable for buyers who do not regularly deal in such properties, as there is always the risk that they might not be exactly as described.

Access to the roof void, cellars and other hard to reach areas, whether or not there are ladders/steps present does not form part of the normal viewing process. Prospective buyers are advised to engage a surveyor to carry out these inspections. However, should the buyer wish to carry out these inspections then they do so entirely at their own risk, and accept full responsibility for any damage caused, and may be asked to sign a disclaimer.

2. The Auctioneers have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain his own verification. Any plans or photographs published are for the convenience of prospective purchasers and do not form part of any contract. Any items shown in the photographs are not necessarily included. No representation or warranty is made in respect of the structure of the property nor in relation to the state of repair thereof. The Auctioneers advise that prospective purchasers should arrange for a survey of the property to be undertaken by a professionally qualified person prior to bidding. Reproduction of maps should not be assumed to be to any specific scale: boundaries and all area calculations should be assumed to be approximate.

Purchasers who require finance in order to buy should ensure that they have an unconditional offer from their lender before signing any contract.

3. The properties included in this catalogue are all to be offered for sale by Public Auction unless previously sold by private treaty. In order to prevent a wasted journey we advise that you should check the availability of properties with the Auction Department on sale day. Pre-auction offers will only be considered once they have been received IN WRITING by the Auction Department. They are then conveyed to the vendor in writing, and you will only be notified if the offer is acceptable. Should you not hear from us, it is safe to assume that your offer was rejected and the property is still going to auction. All pre-auction offers will be assumed to be your best and final offer and no guarantee can be given that you will be invited to increase your bid in the event of an alternative acceptable offer being received prior to exchange.

4. All properties are offered subject to the Common Auction Conditions, extra and special conditions, or by an addendum. You can find the Common Auction Conditions at the back of the Edward Mellor residential section of catalogue. The extra and special conditions, along with addendum, are available for inspection online prior to the start of the sale at the venue. The legal documents on each individual property are also available for inspection on the same basis. These can be downloaded from our website. If you are unsure how to utilise this documentation, we **STRONGLY** recommend you take the advice of a solicitor before attending the sale, as all prospective purchasers will be deemed to have inspected these and made the usual pre-contract enquiries before bidding or signing contracts either pre- or post-auction. In particular we would recommend that enquiries be made of the relevant Local Authority, as the local searches that are given to us may not always contain up-to-date information regarding regeneration strategies and associated compulsory purchase schemes.

5. Intending purchasers are advised to check documentation and take advice upon the exact nature of domestic tenancies on properties in which they are interested prior to bidding. Tenants who occupy on Regulated Tenancies almost undoubtedly have their security of tenure protected. Others, on Assured Shorthold Tenancies, will only have limited protection. Would-be purchasers should assure themselves that the documentation has been completed as they expect, since the auctioneers were not a party to the original lettings and cannot therefore certify the descriptions as correct. Where the catalogue states that we are "awaiting sight of tenancies", buyers should check with us that these have been received prior to bidding on the property.

Please note that it is not always possible to arrange access for surveyors to inspect properties which are tenanted, and it is therefore imperative that prospective buyers who require finance enquire about access before bidding at auction.

6. Guide prices are provided as an opinion only and are not to be taken as the reserve price, which may or may not be the same as the guide. These can be subject to amendment at any time. The reserve price is the lowest price the vendor will accept. This is agreed between the vendor and the Auctioneer. This is also confidential and not disclosed to any parties.

7. If you are not able to attend the auction in person, then you may bid by instructing the Auctioneer to bid on your behalf by Telephone or Proxy. Forms may be found in the catalogue and these should be completed and returned with cheques to the Auctioneers before 5pm the day before the sale.

8. The Auctioneers reserve the right to amend the lotting order at any time prior to the sale.

9. If there are any Addendum to the catalogue, these will be announced prior to the commencement of the sale and will be available in the Auction Room. Purchasers shall be deemed to purchase with full knowledge of this information.

10. On arrival at the auction you will be asked to complete a form, giving your name, address,

telephone number and your solicitor's details. In exchange you will receive a numbered bidding paddle from which we can identify you.

11. The auctioneer reserves the right to bid up to the reserve on behalf of the vendor.

12. Would successful purchasers please be advised that on the fall of the hammer, THE TRANSACTION BECOMES LEGALLY BINDING. Immediately thereafter, the purchaser is required to sign a memorandum of sale giving the Auctioneer's Clerk their name, address and solicitor's details. A deposit of 10% of the purchase price (minimum £2,000) is payable and completion usually takes place 28 days from the date of exchange. Deposits must be paid by banker's draft, building society cheque or bank counter cheque. Credit cards can be used subject to a surcharge of 2% (American Express not accepted). Personal cheques can be used if accompanied by two forms of identification (i.e. driving licence, passport or utility bill). Failure to do so may result in the property being re-offered for sale. Please note that any cheque returned unpaid by the bank, whether represented or not, will incur a charge of £25.00 which will be billed to the originator of the cheque.

13. A 0.5% Buyers Premium with a minimum of £495.00 (inclusive of VAT) will be payable by the Buyer or his/her agent for each lot purchased, at the same time as, and in addition to, the contractual deposit.

14. Keys will not be released on any property until completion has taken place. Should keys be required before the agreed completion date, then the buyer will have to arrange the usual key undertaking via their own solicitor, or complete the sale early

We hope that we have covered all the aspects usually encountered; however, the Auction Department will be pleased to assist with any other queries you may have. **Good luck!**

Order of sale

Sale starts at 2:00pm

1	Preston	38 Carlton Drive	Retail unit with living accommodation
2	Denton	48-50 Manchester Road	Double fronted three storey retail unit
3	Trafford Park	392 Third Avenue	A1/A2 Retail premises in busy location
4	Prestwich	The Plough, Rainsough Brow	Vacant public house
5	Moston	The Moston, Hillier Street North	Vacant public house
6	Liverpool	226 Stanley Road, Kirkdale	Mixed use investment property
7	Stockport	Douro House, Wellington Road South	Freehold mixed use investment property
8	Bolton Centre	77-83 Bradshawgate	Former nightclub and bar premises
9	Hyde	Hamnett Street	Astoria Bingo Hall, 6,632
10	Stockport	10, 10a, 10b Portwood Trading Estate	Tenanted investment property
11	Rochdale	82-84 Drake Street	Former print works suitable for development
12	Stockport	11 Portwood Trading Estate	Tenanted investment property
13	Radcliffe	41 Cross Lane	Vacant shop with upper parts
14	Stockport	14, 16 Portwood Trading Estate	Tenanted investment property
15	Manchester Airport	30 Trenchard Drive	15 bedroom hotel with PP for nursery
16	Clayton	913 Ashton New Road	Retail unit with self contained flat over
17	Stockport	4, 5, 6 Portwood Trading Estate	Tenanted investment property
18	Wigan	11 King Street	Refurbished with parking
19	Radcliffe	361 Et 361a Ainsworth Road	Tenanted investment property
20	Stockport	7a, 7b, 8, 8a, 8b Portwood Trading Estate	Vacant three storey industrial unit
21	Wigan	15 King Street	Three storey terrace may suit conversion STP
22	Leigh	13 Railway Road	11,459 sq ft Showroom Et workshop
23	Leigh	15 Railway Road	9,606 sq ft retail showroom
24	Salford	190 Langworthy Road	Tenanted investment property
25	Burnage	207 Burnage Lane	Tenanted investment property
26	Levenshulme	16, 16a Albert Road Et 2a Buckhurst Road	Substantial investment property
27	Ashton Under Lyne	Old Street / Swan Street	Site with lapsed mixed use consent
28	Accrington	49-51 Blackburn Road	Tenanted investment property
29	Clayton	1038-1044 Ashton New Road	Mixed use investment property
30	Stockport	102 Princes Street	Tenanted investment property
31	Cramlington	Scott Street	Hartford Et Shankhouse Social Club
32	County Durham	Coach Et Horses, 3 Addison Street	Freehold public house
33	Wigan	243-245 Warrington Road	Vacant public house
34	Hyde	193-195 Market Street	Pair of shops with upper parts
35	Pendlebury	32 Heron Street	Car garage / workshop, detached house and site

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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 £60,000**

38, Carlton Drive, Preston PR1 4PP

Retail unit with living accommodation

Location	Fronting Carlton Drive at the junction with Boulevard which connects to London Road (A6). Preston city centre is situated approximately 1 mile to the north.
Description	Two storey forecourt fronted semi detached property. We are advised that the property briefly comprises ground floor former newsagents with first floor living accommodation. To the front is a car parking area and to the rear is a garden. The property is considered suitable for residential conversion subject to the necessary consents being obtained.
EPC	On order
Notes.	This property is to be sold by mortgagees not in possession and therefore no internal inspections or viewings can be arranged. Refer to auctioneers. We have been advised that there is a tenant in situ occupying by way of a 12 month AST until 24/7/14 at a rental of £320pcm - further detail in the legal pack.

Lot 2

Guide Price £120,000



48-50 Manchester Road, Denton, Manchester M34 3LE

Retail unit, 1st & 2nd floor ancillary & living accommodation.

Location	Situated fronting the Northerly side of Manchester Road (A57) within Denton town centre and convenient for access to the M67 motorway.
Description	Extensive double fronted ground floor retail unit with first and second floors which have been utilised as ancillary storage and living accommodation. Internally the property benefits from part upvc double glazing and gas central heating.
Accommodation	<p>Ground Floor Sales area: 87.3 Sq M Rear Store: 17.3 Sq M. Kitchen: 12.0 Sq M W.C.:</p> <p>Total Ground Floor: 116.6 Sq M (1,255 Sq Ft) First Floor: 4 rooms plus W.C. 62.56 Sq M (673 Sq Ft) Second Floor: 3 rooms Bathroom & Kitchen: 72.6 Sq M (781 Sq Ft) Basement storage: not measured.</p>
EPC rating	EPC rating is F - 136
Viewing	Auction department - 0161 443 4747

Lot 3

Guide Price £50,000



392 Third Avenue, Trafford Park, Manchester M17 1JE

A1/A2 retail premises in busy location

Location Located a short distance from Old Trafford Football Stadium in Trafford Park on Third Avenue off Eleventh Street, off Fifth Avenue of Village Way A5081

Details Ground Floor: 46 sq m (490 sq ft retail area)
Basement: 37 sq m (400 sq ft)
Externally: Parking space to rear of unit

Notes May suit change of use subject to permission, the premises have recently had basic refurbishment

EPC Rating On order

Tenure New 125 year lease

Possession Vacant on completion

Viewing Auction department 0161 443 4747

Lot 4**Guide Price £80,000 to £90,000**

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	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4747

Lot 5**Guide Price £75,000 +**

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 in a housing estate
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 will transfer with the title
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
EPC Rating	F
Tenure	Please refer to legal pack.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 6

Guide Price £65,000 to £75,000



226 Stanley Road, Kirkdale, Liverpool L5 7QP

Retail premises with two self contained flats above.

Location	Stanley Road (A567) at junction with Wulstan Street
Details	Ground Floor: Tenanted hairdressers with basement First Floor: Self contained flat, lounge, kitchen, bedroom, bathroom Second Floor: Self contained flat, lounge, kitchen, bedroom, bathroom Externally: Small rear yard
EPC Rating	All on order
Possession	Tenanted: All leases will be available in legal pack, income circa £996 per month, to be verified
Viewing	By appointment only with Auctioneers 0161 443 4747

Lot 7**Guide Price £400,000**

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

Partially occupied 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). The property backs onto St. Peters Square on St. Petersgate which has a good provision of cafés and shops. It is within a two minute walk of the main Railway Station and bus terminus

Description The property comprises a four storey (plus basement) office/restaurant building, lying on a triangular shaped plot. The property is of framed construction with brick elevations under a flat roof with floor to ceiling double glazed windows incorporating stone lintels and pillars. The ground and lower ground floors are currently laid out as a restaurant (accommodating circa 150 covers), a kitchen and w/c facilities. The upper three floors are currently utilised as modern office accommodation, comprising a mixture of cellular and open plan office space with raised floors and suspended ceilings.

Accommodation

Lower Ground Floor (Restaurant)	240.30	2,586
Ground Floor (Restaurant)	220.20	2,369
First Floor (Office)	241.70	2,601
Second Floor (Office)	245.90	2,646
Third Floor (Office)	225.20	2,423
Total	1,173.30	12,624

Lot 7

Guide Price £400,000



Tenancies

Ground and lower ground floors - A lease dated 3 November 2008 in favour of Kuen Kui Chan and Jackie Man Chau Lam for a term of 23 years and 5 months and 15 days from 2 May 2006. The rent payable was £74,000 per annum the tenant is not in occupation and no rent is being collected (see legal pack)

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

The property has an Energy Performance Rating of 74 (Band C).

VAT

VAT is applicable on the purchase price at the prevalent rate

Tenure

Freehold

Viewing

Auction department 0161 443 4747

Lot 8

Guide Price £175,000 to £200,000



77-83 Bradshawgate, Bolton BL1 1QD

Prominently located 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.

Overview 554 sq m (5,954 sq ft) Ground floor is configured to provide an entrance and main bar area, with a central bar, seating, dance floors, DJ area and WC.
 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: 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

Lot 8

Guide Price £175,000 to £200,000



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.
Planning	The premises and site may lend themselves to redevelopment or conversion subject to the necessary consents: interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd planning services on 0161 443 4500 for impartial advice.
Tenure	Freehold
EPC rating	D
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 9**Guide Price £125,000 to £150,000**

Astoria Bingo Hall, Hamnett Street / Clarendon Street, Hyde SK14 2EX
6,632sq ft. Former bingo hall considered suitable for alternative uses

Location:	Situated in the centre of Hyde Town Centre directly adjacent to the modern bus station.
Description:	Former Bingo Hall premises providing ground floor open plan seating area with first floor galleried seating areas. Externally there is a small car parking area considered suitable for approximately 5 vehicles. The premises are considered suitable for a variety of uses subject to the relevant consent being obtained.
Accommodation:	As measured in accordance with the RICS Measuring Code Of Practice the approximate net internal floor areas are as follows: Ground Floor - 4,059 Sq Ft (377 Sq M) First Floor/Gallery - 2,573 Sq Ft (239 Sq M)
EPC:	Rating of E - 116
Viewing	Auction department - 0161 443 4747

Lot 10**Guide Price £100,000**

Units 10, 10a 10b, Portwood Trading Estate, Carrington Road, Stockport SK1 2JT

Tenanted industrial units producing £14,250 pa

Location	Situated at the front of Portwood Trading Estate fronting Carrington Road (B6104) approximately ½ mile to the East of Stockport town centre and ¼ of a mile East of Junction 27 or M60 orbital motorway.
Description	Part two storey, part single storey, detached industrial unit briefly comprising ground floor MOT workshop, storage and 1st floor premises. Total income is £14,250 pa.
Accommodation	Unit 10 = 194.07 sq m (2,089 sq ft) GIA Unit 10a = 111.85 sq m (1,204 sq ft) GIA Unit 10b = 194.07 sq m (2,089 sq ft) GIA
EPC	On order
Note	Unit 10 is let to Mr J Wood at £10,750 pa for a 1 year term, expiring 20 August 2014. Unit 10a is let to Mrs F Waheed at £3,500 pa (including service charge and insurance) for a 1 yea term expiring 24 July 2014.
Viewing	Please contact the Auction Department on 0161 443 4747

Lot 11**Guide Price £185,000**

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

14,400 sq ft former printworks 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 12**Guide Price £50,000**

Unit 11, Portwood Trading Estate, Carrington Road, Stockport SK1 2JT
Income producing two storey industrial unit

Location	Situated at the front of Portwood Trading Estate fronting Carrington Road (B6104) approximately ½ mile to the East of Stockport town centre and ¼ of a mile East of Junction 27 or M60 orbital motorway.
Description	Two storey industrial unit occupied by specialist automotive servicing garage producing an income of £7,000 pa.
Accommodation	Unit 11 - 3,401 sq m (3,660 sq ft) GIA
EPC	On order
Note	Unit 11 is let Mr S Richardson at £7,000 pa for a 5 year term expiring 30 September 2014.
Viewing	Please contact the Auction Department on 0161 443 4747

Lot 13

Guide Price £50,000 +



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	C
Possession	Vacant on completion
Viewings	Auction department 0161 443 4747

Lot 14

Guide Price £50,000



Units 14 16, Portwood Trading Estate, Carrington Road, Stockport SK1 2JT

Part let income producing industrial unit

Location	Situated at the rear of Portwood Trading Estate, approximately ½ mile to the East of Stockport town centre and ¼ mile East of Junction 27 of the M60 Orbital Motorway.
Description	Industrial unit and yard area occupied by specialist servicing garage producing an income of £6,750 pa.
Accommodation	Unit 14 - TBC Unit 16 - 158.21 sq m (1,703 sq ft) GIA
EPC	On order
Note	Unit 16 is let to Mr Richardson, trading as SPR Autos at £6,750 pa for a 4 year term expiring 29 February 2016.
Viewing	Please contact the Auction Department on 0161 443 4747

Lot 15**Guide Price £450,000**

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 set on a site which is approximately 1,526 sq m (20,030 sq ft) or 0.38 Acres (0.15 Hectares) or thereabouts. VAT if payable will be in addition to the purchase price unless otherwise specified
Planning	Current permission has been granted for change of use to a day nursery with conditions ref: 101600/FO/2013/S2
Possession	Vacant on completion
EPC rating	Rated G
Viewings	Auction department 0161 443 4747

Lot 16**Guide Price £55,000**

913 Ashton New Road, Clayton, Manchester M11 4PB

Vacant shop with self contained flat over.

Location	The property is located on the A662 Ashton New Road on the corner of Ronald Street
Details	Ground Floor: Dual aspect frontage, shop floor, storeroom and associated WC and kitchen areas First Floor: Not inspected, reported as a self-contained one bedroom flat Externally: Yard area to rear
Notes	Access will only be possible on the ground floor as no keys will be available for the first floor flat and the staircase is considered high risk to climb, therefore any parties attempting access do so at their own risk
EPC	On order
Possession	Vacant on completion
Viewings	Auction department 0161 443 4740

Lot 17**Guide Price £100,000**

Portwood Trading Estate, Units 4, 5 & 6 Carrington Road, Stockport SK1 2JT

Tenanted industrial units producing £13,750 p.a.

Location:	Situated on Portwood Trading Estate fronting Carrington Rd (B6104) approximately ½ a mile to the East of Stockport town centre and ¼ of a mile East of Junction 27 or the M60 orbital motorway
Description:	Detached industrial unit briefly comprising ground floor MOT & servicing workshop & storage unit. Total income is £13,750 p.a.
Accommodation:	Unit 4 = 55 SQ M (592 SQ FT) GIA Units 5 & 6 = 325.15 SQ M (3,500 SQ FT) GIA
EPC:	On order.
Note:	Unit 4 is let to Mr P Feerick at £2,750 p.a. Tenant is holding over Units 5 & 6 are let to B & M World Ltd at £11,000 p.a. For a 3 year term expiring 24.12.2015
Viewing:	Auction department 0161 443 4747

Lot 18**Guide Price £100,000**

11 King Street, Hindley, Wigan WN2 3AW

2149sq ft. refurbished offices with parking

Location	Fronting King Street close to its Junction with Market Street (A58) in the centre of Hindley approximately 2 ½ miles East of Wigan Town Centre.
Description	End terraced traditionally constructed two storey office premises which have recently been fully refurbished throughout. To the rear there is a gated yard/car parking area considered suitable for 4 cars. The property is considered suitable for residential conversion subject to necessary consent being obtained.
Accommodation	Ground Floor: class room/board room/main office/reception and disabled WC - 119.3sqm (1284sq ft.) First Floor: 3 offices/kitchen and WC - 80.38sq m (865sq ft.) Rear yard/car park: suitable for 4 vehicles
EPC	On order
Viewing	Auction department 0161 443 4747

Lot 19

Guide Price £75,000



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	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 Rating	G
Viewing	Auction Department - 0161 443 4747

Lot 20**Guide Price £100,000**

Units 7a, 7b, 8, 8a, 8b Portwood Trading Estate, Carrington Road, Stockport SK1 2JT

Vacant three storey industrial unit.

Location	Situated at the front of Portwood Trading Estate fronting Carrington Rd (B6104) approximately ½ a mile to the East of Stockport town centre and ¼ of a mile East of Junction 27 or the M60 orbital motorway
Description	Vacant three storey industrial unit suitable for redevelopment (Subject to Planning).
Accommodation	Unit 7A 66.5 SQ M (716 SQ FT) GIA Unit 7B 41.43 SQ M (446 SQ FT) GIA Unit 8 32.56 SQ M (350 SQ FT) GIA Unit 8A 50.63 SQ M (545 SQ FT) GIA Unit 8B - TBC
EPC	On order
Viewing	Auction department 0161 443 4747

Lot 21

Guide Price £80,000



15 King Street, Hindley, Wigan WN2 3AW

3197sq ft. offices/may suit alternative uses (STP)

Location	Fronting King Street close to its Junction with Market Street (A58) in the centre of Hindley approximately 2 ½ miles East of Wigan Town Centre.
Description	Three storey mid terrace commercial property providing office premises over three levels. The property is considered suitable for alternative uses including residential conversion subject to the necessary consents
Accommodation	Ground floor: open plan training room/2 offices/kitchen/2 WCs and ancillary - 87.13sq m (938sq ft.) First floor: 3 offices/store/shower room - 83.4sq m (909sq ft.) Second floor: 125.82sq m (1354sq ft.) (Two open open plan offices with mezzanine storage areas and shower room.) Total Net Internal Area: 297.38sq m (3197sq ft.)
EPC	On order
Viewings	Auction department 0161 443 4747

Lot 22**Guide Price £60,000**

13 Railway Road, Leigh WN7 4AA

11,459 sq ft Retail Showroom and Tenanted Workshop

Location	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	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 23**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 24

Guide Price £90,000



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 leased at £10,600 per annum, full lease details will be contained in the legal pack
EPC Rating	Rated E
Possession	Tenanted unless otherwise stated
Viewing	Auction department 0161 443 4747

Lot 25

Guide Price £130,000



207 Burnage Lane, Burnage, Manchester M19 1FE

Takeaway with self contained flat over

Location	Located on Burnage Lane
Details	Ground Floor: Takeaway premises and associated areas circa 51 sq m First Floor: self contained flat with lounge, kitchen., bathroom, bedroom Second Floor: Bedroom Externally: Yard to rear
Notes	Double glazing and central heating
EPC rating	Shop and flat on order
Possession	Currently leased, awaiting sight of tenancy agreements which will be available in legal pack when received
Viewing	Strictly by appointment with the auction department 0161 443 4747

Lot 26

Guide Price £275,000



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	D
Possession	Tenanted on leasehold terms to be confirmed in the legal pack
Viewing	Refer to auctioneers 0161 443 4747

Lot 27**Guide Price £50,000**

Land At Rear Of, 18-28 Old Street/Swan Street, Ashton-Under-Lyne OL6 6LB

Site with lapsed retail & residential consent

Location:	Situated to the rear of 18-28 Old Street and fronting onto Swan Street to the North within Ashton-Under-Lyne Town Centre.
Description:	Site extending to 2012sq m/0.052 acres with planning consent which lapsed 23/06/2013 for two ground floor retail units and five 1 bed apartments. Verbal enquiries with the planning authority have indicated that a revision to 100% residential maybe acceptable, interested parties are advised to make own their enquires with Tameside Council Planning Department on 0161 342 2222.
Viewing:	Open site

Lot 28**Guide Price £125,000**

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 29

Guide Price £175,000



1038-1044 Ashton New Road, Clayton, Manchester M11 4PE

Mixed use investment producing £25,220pa inc to £30,620pa

Location Situated fronting Ashton New Road in the Clayton area of East Manchester. Manchester city centre is situated approximately 2 miles to the west.

Description A fully let mixed use premises comprising of three shops and two flats.

1038 Ashton New Road - Restaurant Premises

Tenant: Mari's Iyebora Lease: 05.03.12 - 05.03.15 Rent: £10,000 per annum

1040a (1st Floor) Ashton New Road

Tenant: The Redeemed Christian Church of God (Solution Connection) Lease: 1 year from 01.06.13 Rent: £4,800 pa (£400 pcm)

1040b (1st Floor) Ashton New Road - Furnished Flat

Currently vacant but under offer @ £450 pcm (£5,400pa)

1040 - 1042 Ashton New Road - Ground Floor Retail Unit

Tenant: Michael Omoruyi Lease: 5 years from 27.02.11 Rent: £6,000 per annum

1044 Ashton New Road - GF Shop

Tenant: Mari's Iyebora Lease: 13.10.08 - 11.10.18 Rent: £4,420 per annum

TOTAL INCOME £25,220 PA RISING TO £30,620 PA ONCE FLAT IS LET

EPC rating EPC on order

Tenure Refer to legal pack.

Viewing Auction department 0161 443 4747

Lot 30**Guide Price £180,000**

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	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) and 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 31

Guide Price £85,000 +



Hartford and Shankhouse Social Club, Scott Street, Hartford, Cramlington NE23 3AN

Social club with residential potential subject to PP (0.17 acres).

Location The subject property is on Scott Street, the most northerly road in the village. Nearby there is a school and newly built housing to the rear

To be sold on behalf of Joint Administrators of Calco Pubs Limited

Details The subject is a purpose built two storey building of brick construction with a pitched slate roof. The building also incorporates living accommodation at first floor level. The windows are UPVC. At ground floor level there is a bar with separate lounge and on the first floor a concert hall with a small stage and a bar area.
The gross internal area of the building is approximately 7,500 sq ft / 697 sq m.
Externally: Small parking area with space for circa 3-4 cars
An extract of correspondence from a senior planning officer is available in the legal pack appertaining to potential development

Notes The premises and site may lend themselves to redevelopment or conversion subject to the necessary consents: interested parties are advised to consult with the local planning department directly or can contact Mellor Dowd planning services on 0161 443 4500
There is a document contained in the legal pack from the local council advising on residential conversion matters

Lot 31**Guide Price £85,000 +**

EPC rating	Rated C
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
Tenure	Freehold
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 32**Guide Price £60,000 to £70,000**

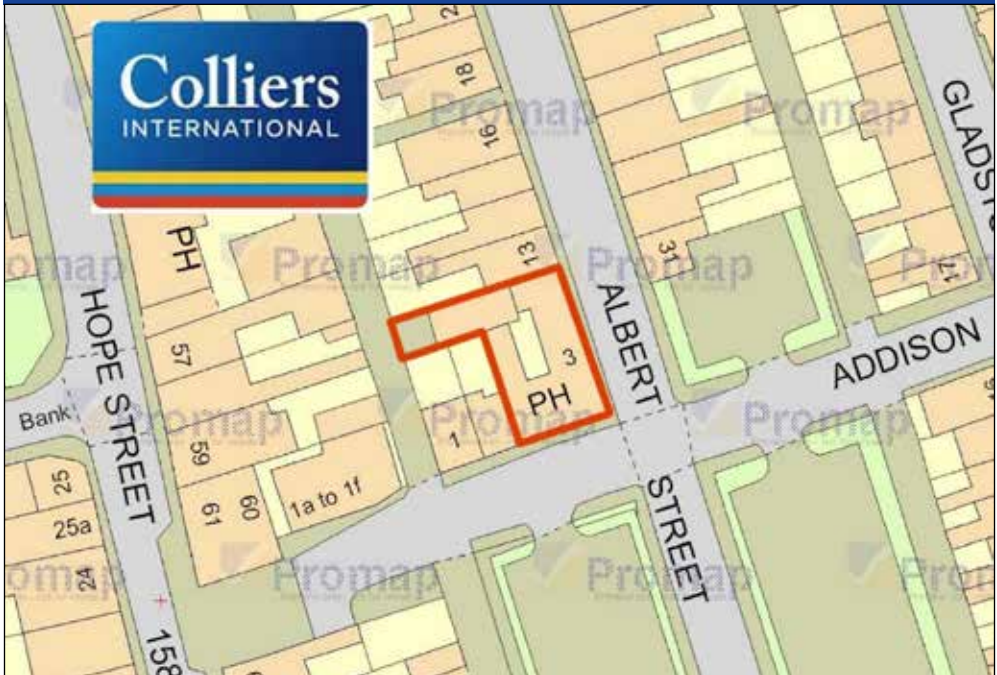
Coach and Horses, 3 Addison Street, Crook DL15 9EG

Freehold public house near to High Street

Location The property is situated on Addison Street, Crook. The Coach and Horses lies adjacent to Hope Street, the main retail street in Crook.

Details Ground Floor: Open plan traditional layout; comprising central bar servery, public bar and games room.
 First Floor: The first floor domestic accommodation comprises lounge, kitchen, bathroom and four bedrooms.
 Basement: Beer cellar and stores
 Externally: Beer garden to rear

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 when they must complete, prior to exchange of contracts, the HMRC form Certificate to dis-apply the option to tax: Buildings to be converted into dwellings etc. This form will be 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.

Lot 32**Guide Price £60,000 to £70,000****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.

Planning

We are advised by the joint agents that there is planning submitted for residential conversion to two houses and two flats: all interested parties must make their own enquiries to Durham County Council planning department on 01388 765555 to satisfy themselves as to this permission.

Tenure

Freehold

EPC Rating

D

Possession

Vacant on completion

Viewing

Auction Department 0161 443 4747

Lot 33**Guide Price £70,000**

The Black Diamond, 243-245 Warrington Road, Ince, Wigan WN3 4RT

Freehold public house with vacant possession

Location	Located on the roundabout on the A573 Warrington Road at the Ince Green Lane junction
Details	Ground Floor: 190 sq m (2,000 sq ft) bar trade area and store First Floor: 180 sq m (1,700 sq ft) former owners/managers accommodation Exterior: Yard area and small parking area
Notes	If VAT is applicable it will be payable in addition to the purchase price, if it is the intention of the buyer to convert the building to a dwelling they must complete before exchanging contracts the HMRC form "Certificate to disapply the option to tax buildings to be converted into dwellings" and we can if requested supply this form via our joint agent. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings which is found at www.hmrc.gov.uk
EPC rating	Rated D
Possession	Vacant on completion
Viewing	Auction department 0161 443 4747

Lot 34

Guide Price £50,000



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	D
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 35**Guide Price £185,000**

Hazel Cottage, 32 Heron Street, Pendlebury, Swinton M27 4DJ

Garage/workshop, site and detached dwelling

Location	Heron Street is located off Bolton Road (A666) around 0.9 miles (1.5 km) South of the M60 (J16)
Overview	The multi-faceted lot comprises a detached dwelling with a garage premises to the rear and a parcel of land to the side. The entire site is around 642 sq m (0.16 acres)
Details	House: Porch, vestibule, two reception rooms, refitted kitchen, two double bedrooms, modern refitted bathroom Externally: Shared yard area to rear Garage/Workshop: Approximately 152 sq m (1,636 sq ft) plus mezzanine, three phase electricity Site: Site to side, one small building, site area 317 sq m (3,412 sq ft) or thereabouts The entire site is around 642 sq m (0.16 acres)
Planning	The site may have potential for redevelopment subject to planning and interested parties are advise to make their own enquiries with the local planning department directly or can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice
EPC Ratings	House: D; Garage/Workshop: G
Possession	Vacant on completion
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: _____

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