

LATE ENTRIES

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Lot 60a



3 Merwood Grove, Victoria Park, Manchester M14 5GE

Three bedroom semi detached property

Directions	Off Longford Place, off Daisybank Road, off Plymouth Grove (A5184)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen with built in oven and hob First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear. Driveway. Garage
Note	Gas central heating and double glazing
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Guide Price: £115,000+

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'The Commercial Property Auctioneers'

Tuesday 23rd July 2013
Registration from 1.00pm
Auction start time 2.00pm

The Point, Lancashire County Cricket Club,
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65-81 St Petersgate, Stockport, Cheshire, SK1 1DS

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Lot 25a



Former Gregs Bakery, 9 Little Underbank, Stockport SK1 1LA

Three storey retail premises 1,242 sq ft

Location	
Location	Situated at the bottom end of Little Underbank close to its junction with Great Underbank/Bridge Street in Stockport town centre.
Description	Traditionally constructed mid terrace 3 storey property formally occupied as "Greggs the Bakers". Internally providing ground floor retail with ancillary and additional staff and ancillary accommodation over first and second floors.
Accommodation	<p>Ground Floor</p> <p>Front Sales Area - 315 sq ft (29.22 sq m)</p> <p>Rear Sales Area - 130 sq ft (12.04 sq m)</p> <p>Wash/Prep Room - 92 sq ft (8.54 sq m)</p> <p>Rear Office - 43 sq ft (4 sq m)</p> <p>Rear Store - 22 sq ft (2 sq m)</p> <p>First Floor</p> <p>Front Staff/Storage Area - 200 sq ft (18.55 sq m)</p> <p>Second Floor</p> <p>Front Store/Staff Area - 223 sq ft (18.55 sq m)</p> <p>WC</p> <p>Rear Store 1 - 104 sq ft (9.63 sq m)</p> <p>Rear Store 2 - 113 sq ft (10.48 sq m)</p>
Tenure	Believed to be freehold.
EPC rating	Band B

Guide Price: £80,000+

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Lot 25b



18-20 Lower Hillgate, Stockport SK1 1JE

Double fronted town centre shop premises with upper floors.

Location	The property is found in the rapidly developing Underbanks location on the corner of the pedestrianised area at Coopers Bow
Details	The property is located in the "Underbanks" conservation area of Stockport Town Centre where many new apartments are being developed as part of the regeneration scheme
Accommodation	<p>Ground Floor: Shop area</p> <p>First Floor: Two rooms</p> <p>Second Floor: General office space, store room, WC.</p> <p>NIA 55.4 sq m (596 sq ft)</p>
Notes	Note: The property is freehold and free from chief rent. May be suitable for redevelopment and conversion subject to the necessary consents. Parties interested in change of use or planning issues can contact Mellor Dowd for advice on 0161 443 4500
EPC rating	On order
Viewing	Auction department 0161 443 4747

Guide Price: £39,000+

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