



SOLD PRIOR

16 18 46 61 64

WITHDRAWN

25 73 74 76

POSTPONED

7 19 42 44 56 71 80

ADDITIONAL INFORMATION

4	The buyer's premium on this lot will be £795.00.
5	The guide is £66,000+
7	The property only has partial double glazing.
13	The Cellar is also included in the sale.
23	The expiry date on the original tenancy we were provided with is incorrect. We have now received the correct copy and this along with a letter from the letting agent saying the tenants may need a little more time to vacate is in the legal pack.
46	The completion date shall be 14th July 2016 on earlier date agreed between the parties.
49	33 & 35 Manchester road are bathrooms not shower rooms.
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52	Tenancy for commercial premises confirmed as 3 year lease from 1st January 2015 until 1st January 2016 to Lenscraft Ltd. Rent £750 per month.
53	Title ref:GM670827 been removed from the legal pack as not included in sale.
55	The property produces an income of £20,800 per annum.
58	The property produces an income of £11,440 per annum.
69	The address should read Clayton Bridge and not Newton Heath.

GUIDE CHANGES

16	The guide has reduced to £60,000+	52	The guide has reduced to £155,000
17	The guide has reduced to £108,000+	55	The guide has reduced to £140,000+
22	The guide has reduced to £20,000+	56	The guide has reduced to £250,000
24	The guide is £90,000+	58	The guide has reduced to £140,000+
39	The guide has reduced to £175,000	62	The guide has increased to £112,000
40	The guide has reduced to £280,000+	71	The guide has reduced to £150,000+
41	The guide has increased to £76,000+	81	The guide has reduced to £20,000+
48	The guide has reduced to £185,000+		



EPC RATING

Personal cheques will only be accepted with additional identification showing your name and address, e.g. driving licence, passport or utility bill.

Buyers are advised to check the special conditions on each lot as they may contain additional fees to be paid either at exchange or completion.

I have read and acknowledge these amendments along with the legal pack for the property I am purchasing.

Signed

Date