



# Selling Commercial Lots at Better Prices to the Best Buyers



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# Auction House is the UK's largest and most successful land and property auctioneer

Figures from 2015

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3,260 1,000+

Auction Lots Sold

more than the second largest operator

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77.4% 12.6%

Average Success Rate

National Market Share

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223 £423m

Auctions in 2015

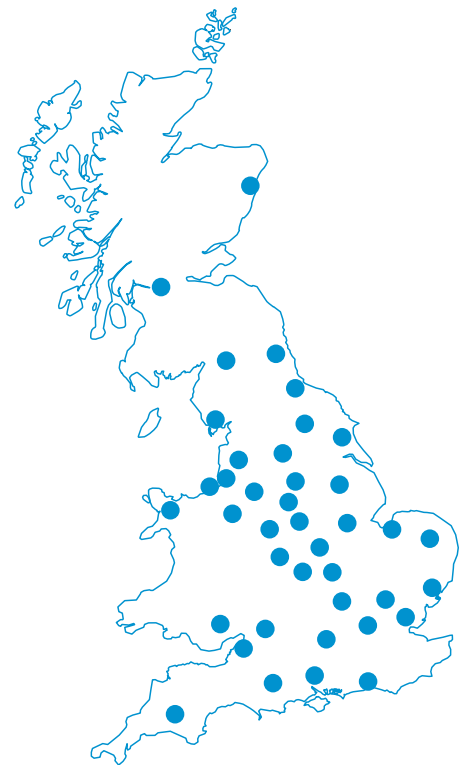
Amount raised

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40 15

Regional Auction Rooms

Awards in the last 5 Years



Covering England, Scotland & Wales

# MULTI-AWARD WINNERS

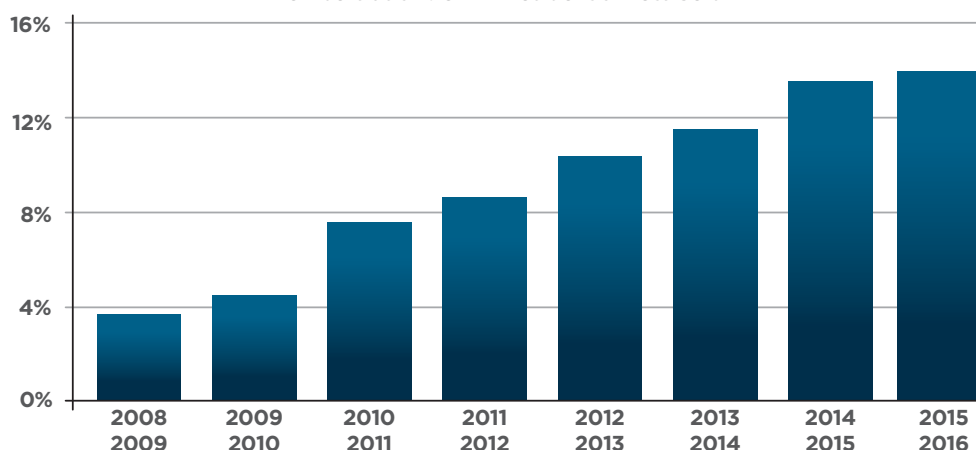
Auction House is the UK's largest and most successful land and property auctioneer. In 2015 the group sold 3,260 auction lots, which was over 1,000 more than the second largest operator.



Now with a 12.6% national market share of residential, commercial and mixed use properties sold by auction, Auction House sells “local properties to local buyers at higher prices through regional auction rooms”.

The major point of difference between Auction House Group and the other big UK auctioneers is that we sell through 40 regional auction rooms, covering England, Scotland and Wales rather than from a single London saleroom. Our operation is better described as “retail auctioneering” as we promote auction lots to a wider spectrum and much larger number of local buyers, including those that normally purchase through estate agents and commercial agents. Many of our auction rooms are run alongside estate agency and letting agency branches, and we cross sell our stock and services in order to generate more bidders and consequently higher prices.

**Residential Lots Sold by Auction House Members as a % of All Residential Lots Sold**



# Auction House Group is the UK's second largest seller of commercial and mixed use lots

Figures from 2015

722

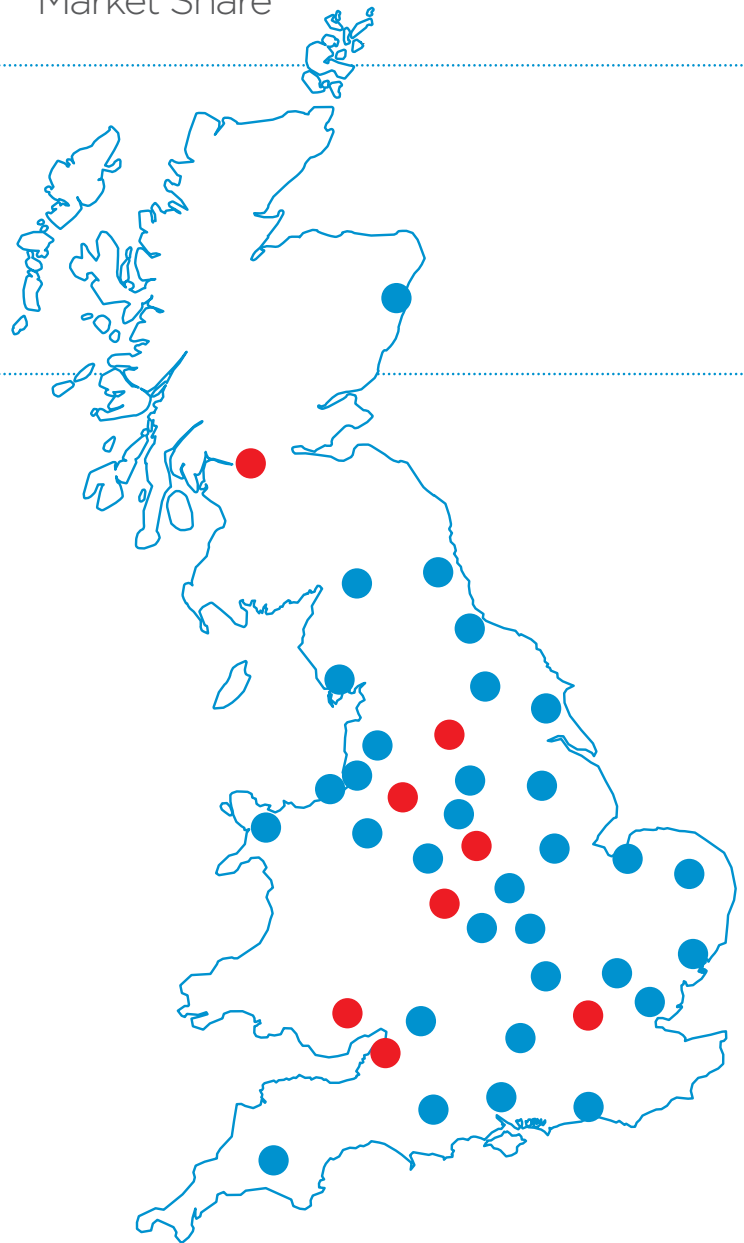
Commercial Auction Lots Sold

8.4%

Market Share

20%

Growth since 2014



- Regional Auction Rooms
- Metropolitan Auction Rooms



# Auction House Commercial

**Auction House Group is the UK's second largest seller of commercial and mixed use lots. In 2015, we sold 722 properties, held a 8.4% market share in the commercial/mixed use sector which represented a growth of 20% over 2014 levels, demonstrating the increasing expertise and capability of the brand's operation.**

Having become clear market leaders in the auctioning of residential properties, Auction House Group is now developing a tailored service for the commercial auctions market using the same beneficial advantages that have made them stand out performers in the residential auctions sector.

Research shows that, like most residential lots, lower value Commercial property will generate more interest and sell for higher prices to local buyers in a nearby auction room. Higher value Commercial lots will likely perform better if gathered into a larger collective catalogue, pitched to an audience of specialist commercial buyers and offered together in an accessible Metropolitan auction room. High value lots located in the South East will usually be auctioned in London, where professional investors will attend and purchase in the same way that they do from other specialist Commercial Auctioneers in the capital.

Auction House uniquely operates a two tier Commercial network of Auction Rooms to ensure that every commercial and mixed use property can be marketed to the right audience, offered in the most suitable auction room, sold at a better price and to the best buyer.

- **Regional Auction Rooms** - We have 40 conveniently located to service most areas of England, Scotland and Wales. They will be your first port of call, will give valuation advice and suggest which auction room your property should be offered through.
- **Metropolitan Auction Rooms** - Birmingham, Bristol, Cardiff, Glasgow, Leeds, London, Manchester, and Nottingham. Some sellers will be recommended to use a Metropolitan Auction Room. Higher value lots are likely to achieve best price as part of a collective offering through the hub Metropolitan Auction Room, with joint marketing being provided by both the metropolitan and the regional auction teams. The Metropolitan service will also be offered through our central London saleroom at the Landmark Hotel in Marylebone NW1.





## We want to work with Commercial Agents in your area

# JOIN US TODAY!

Auction House works with hundreds of Partner Agents around the country; our aim has always been to run successful professional auction rooms and to make that service available for local and regional estate agents, letting agents, land agents and commercial agents to use too. We have a well-proven Partner Agent programme and a fee sharing structure that is delivering extra income for them in a speedy and efficient manner.

We welcome enquiries from any Commercial Agent in any part of the country and will work hard to make all new relationships deliver early results for our Partners at prices that their clients will be pleased with. The opportunity for auction growth in the commercial sector is huge and the Auction House offer should enable agents to retain listings and share a sale commission rather than lose the instruction direct to an auctions competitor, or to another commercial agent.

Roger Hannah & Co, a leading North West firm of Chartered Surveyors and Property Managers based in Manchester, became a Partner Agent and have successfully introduced lots into the Metropolitan auction room run by Auction House Manchester. Many other Commercial Agents are doing similar and we can provide the same opportunity to others - call us at any time to discuss how we can help you to earn fast commission via the 'speedy and certain' route that auction offers.



Visit our website for more details [auctionhouse.co.uk](http://auctionhouse.co.uk)

See examples of our **recent successes**, we have grouped them by property type to make life easier and you'll soon understand the diversity of stock that we are selling and the widespread geography of the lots entered and sold. Here's an index of the different styles entered over recent months - if you have similar stock then we hope that you will call us soon and that we will be able to assist.



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# Shops with Uppers



**Auction House West Yorkshire - Wednesday 23rd March 2016**

**SOLD  
£315,000**

34,34a,34b High Street, Starbeck, Harrogate, West Yorkshire HG2 7JE

**\*GUIDE PRICE £300,000 - £325,000**

*\*Description on Auction Information page*

### Asset management opportunity

This mixed use investment occupies a prominent position on Starbeck High Street, Harrogate with surrounding occupiers including Pizza Hut, KFC, Co-operative Food and Lloyds Pharmacy. The property had been marketed for £425,000 until earlier this month meaning we are now able to offer any interested parties a substantial 30% discount when based on the lower guide. The property totals 3,265sq.ft (303.44sq.m) approx. and briefly comprises a ground floor retail unit with three self-contained one bedroom flats on the floors above. Two of the flats are let to long standing tenants of more than 5 years with the final flat being vacant and in need of refurbishment.

**Note:** The Receivers are acting as agent on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any such related matter or claim howsoever, whenever and wherever arising and whether such claim be formulated in contract or tort or both or by reference to any other remedy or right and in whatever jurisdiction or forum in respect of the property.

**Ground Floor:** Retail units with kitchen area and W.C's.

**First Floor:** Flats 1 and 2.

**Second Floor:** Flat 3.



**Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property**

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Harrogate Borough Council

**EPC:** see legal pack





18 Market Place, Devizes, Wiltshire, SN10 1JQ

\*GUIDE PRICE **£175,000 - £200,000**

\*Description on Auction Information page



**Double bay fronted shop with 2/3 bedroom flat over.**

This substantial Grade 2 listed property is coming to the market upon retirement after 26 years of family ownership. The shop has been operating as a launderette business A1 class use and the sale includes all laundry machinery and incidental equipment. Otherwise, vacant possession will be given throughout the shop and 2/3 bedroom flat on completion of sale.

**Description:**

**Situation:** Occupying a prominent location being the first property in Market Place on the approach into the Town.

**Front Launderette Shop:** Double bay front.

Kitchen/Reception - night storage heater. Cloakroom - WC and wash basin.

Boiler room/Utility - Andrews gas fired water heater (fitted April 2013) coupled to tank servicing the laundry business, water softener, door to the enclosed rear yard. Cellars - front and rear.

**First Floor:** Landing - stairs up and down to shop. Study/Bedroom.

Cloak/Shower - mains water shower cubicle, WC, wash basin, extractor.

Kitchen/dining room - 2 cupboards, electric cooker point, base cupboards, space for 'fridge/freezer, halogen lighting, Worcester gas boiler for the flat. Glazed door to the landing and steps to the rear garden.

**Second Floor:** Landing - hatch to loft with ladder, shelved cupboard.

Bedroom 1 - Beamed ceiling. Bedroom 2 - Beamed ceiling, cupboard.

Bathroom - corner panelled bath, low-level WC, wash basin, extractor.

**Outside:** Enclosed Rear Courtyard - on two levels, paved, with brick wall enclosure and a gated access leading to a public car park and New Park Street at the rear.



**Joint Auctioneer:** Martin Walker Estate Agents  
3 Wine Street, Devizes SN10 1AP  
Telephone: 01380 730200



**For further information and full auction legal pack go to [www.auctionhouseglos.co.uk](http://www.auctionhouseglos.co.uk)**

**Tenure:** Freehold with vacant possession. **EPC:** n/a  
**Services:** Mains water, electricity (3-phase and single phase), drainage and gas connected. Gas fired central heating in the flat (manufacturer's warranty until May 2018), two night storage heaters in the shop. Current Electrical Inspection and other certification available, contact agent for details.

**Local Authority:** Wiltshire Council

**Solicitors:** Wansbroughs Solicitors, Northgate House Northgate Street, Devizes, Wiltshire, SN10 1JX. Tel: 01380 733300 Ref: Richard Drury

**Full Details:** For photographs, room dimensions, floor plans, area measurements and legal pack please visit [www.auctionhouseglos.co.uk](http://www.auctionhouseglos.co.uk). All published information is to aid identification of the property and is not to scale.





10 High Street, Dereham, NR19 1DR

\*GUIDE PRICE **£130,000 - £150,000**

\*Description on Auction Information page



**Prominent High Street shop and flat investment property currently producing £14,400pa**

This detached Georgian three storey building is located just off the Market Place. The ground floor shop is let to The Big C charity producing £9,000pa whilst one of the two bedroom apartments is let to an Assured Shorthold tenant and produces £450pcm, (£5,400pa).

The remaining flat was sold on a 99 year lease in 1985 on a peppercorn ground rent with 68 years unexpired. A request for a lease extension is likely in the short to medium term which will add another dimension to this investment.

Address	Business/Address	Annual Current Rent	Size (sq/m)	Rateable value	Term
Shop	Big C Charitable Trust	£9,000	60.5	£11,500	Let on a 10 year lease from 2012
Flat	10a High Street, Dereham	£5,400			AST from October 2015
Flat	10b High street, Dereham	Peppercorn			Sold on a 99 year lease from 1985

For further information and legal pack please go to [www.auctionhouse.uk.net/eastanglia](http://www.auctionhouse.uk.net/eastanglia)

**Tenure:** Freehold

**Local Authority:** Breckland District Council. Tel: 01362 695333

**Solicitors:** Ward Gethin Archer, 10-12 Tuesday Market Place, King's Lynn, Pe30 1JT. Tel: 01553 660033. Ref: Simon Wilson

**Viewing:** Open days scheduled for Thursday 17th, 24th & 31st March between 11:00am - 11:30am.

**Energy Performance Certificate (EPC):** Current Ratings: Shop - D; 10a - F; 10b - E



57 - 59 Senhouse Street, Maryport, Cumbria CA15 6BT

\*GUIDE PRICE **£150,000 - £180,000**

\*Description on Auction Information page



**Mixed use investment property - tenanted shop + 4 flats**

A prominent property on the corner of Senhouse Street and Crosby Street with a tenanted convenience store on the ground floor and 4 self contained flats above.

Tremendous investment opportunity with the shop let at £8,100 per annum and two flats let at £7,200 per annum providing an immediate income of £15,300pa. When fully let it is capable of producing £23,220 per annum = a 14% yield at the middle of the guide price.

**Description:**

**Ground Floor Shop:**

Main Shop area approx. 28' x 26'6'  
Store Room - 30' x 8'6' and 20' x 13'

**Self contained Flats:** with access from 77 Crosby Street to Entrance Hall. Each flat has electric central heating.

**First Floor Flat Flat A:**

Entrance Hall  
Corner Sitting Room - 15' x 15';  
Kitchen - 7'6' x 7' with wall and floor units, sink, oven and hob, fridge and freezer;  
Bedroom - 10'6' x 9';  
Bedroom - 7' x 6';  
Bathroom - 7' x 6' with bath with shower over, basin and WC.

**First Floor Flat B:**

This flat is tenanted at £300 per month and is similar to Flat D

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Second Floor Flat C:**

Entrance Hall;  
Corner sitting Room - 15' x 9'6';  
Kitchen - 7'6' x 6' with wall and floor units, sink, oven and hob, fridge and freezer;  
Bedroom - 14'9' x 8'9';  
Bedroom - 10'6' x 9'3';  
Bathroom - 7'6' x 6' with bath with shower over, basin and WC.

**Second Floor Flat D:**

Tenanted at £300 per month  
Entrance Hall;  
Bedroom - 18'3' x 8';  
Kitchen - 9' x 6' with wall and floor units, sink, oven and hob and velux rooflight;  
Bedroom - 11'9' x 9'3'  
with En-suite Bathroom - 9' x 6'6' with velux rooflight, bath, basin and WC.

**Viewing:** Please telephone 01900 602777



**Tenure:** See Legal Pack  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** Allerdale Borough Council  
**Solicitors:** Beaty & Co, 1 Victoria Place, High Street, Wigton, CA7 9PJ. Tel: 016973 42121. Ref: Pam Enon.  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

16 & 16A Heath Road, Holmewood, Chesterfield, Derbyshire S42 5RA

\*GUIDE PRICE **£50,000**

\*Description on Auction Information page



**We are pleased to offer to auction this tenanted ground floor lock up shop with a separate two bedroom duplex flat above.**

Both properties are currently let on periodic tenancies and the tenants have indicated that they wish to continue letting for the foreseeable future. The combined income for both properties is £6560 per annum. The properties are located on a parade of shops within the centre of Holmewood and are situated close to a local housing estate and junction 29 of the M1

**Description: Directions:** From junction 29 of the M1 take the A6175 towards Heath. Continue to the roundabout and then take the second turning which leads to Heath Road. The shop is situated on the right hand side approximately half a mile away and has parking available to the front.

**Accommodation:** Ground Floor Shop currently let at £50 per week (£2600 per annum) to Prints Charming having uPVC frontage, power, lighting, tiled flooring, shop floor area and separate office. The shop floor measures 4.77m x 4.25m narrowing to 1.55m to incorporate the office measuring 2.53m x 2m. Outside to the rear of the property is a w/c and access to the basement. Duplex Flat currently let at £330pcm (£3960 per annum) Accommodation comprises of spacious Dining Kitchen with wall mounted units, upvc double glazed window and gas combination boiler 5.6m x 2.6m. Lounge with wall mounted radiator and upvc double glazed windows 4.26m x 4.2m narrowing to 1.9m. Staircase leading to First Floor Accommodation: Bedroom One with wall mounted radiator, built in storage cupboard and uPVC double glazing 4.3m x 4.2m. Doorway leading to spacious Family Bathroom having a suite in white and shower over bath 2.6m x 3.6m. Bedroom Two with wall mounted radiator and uPVC double glazed window 4.2m x 4.4m

**Special Conditions of Sale:** The purchaser in addition to the fall of the hammer price will be responsible for 1.5% plus vat auction costs subject to a minimum fee of £1950 plus vat whichever is the greater.



**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** See Legal Pack  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** North East Derbyshire District Council  
**Solicitors:** Banner Jones, 24 Glumangate, Chesterfield, S40 1UA. Tel: 01246 560528. Ref: Rob Stubbs  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.  
**EPC:** D

151 Sackville Road, Hove, East Sussex BN3 3HD

\*GUIDE PRICE **£340,000 - £360,000**

\*Description on Auction Information page



### 151 Sackville Road, Hove, East Sussex BN3 3HD

Mixed Use Investment

Refurbished shop and 2 bedroom flat

All with vacant possession

**Situation:** The property is located on a small parade of shops close to the junction of Coleridge Street. This part of Hove is served by good bus services in all directions and Hove railway station is a short walk away.

**Description:** The ground floor shop, which is vacant, traded for many years as LSA Models and now benefits from refurbishment throughout.

The good size 2 bedroom maisonette above is self-contained and accessed via a separate street entrance.

**Accommodation:** Shop.

Retail area with office behind leading to a kitchen, WC and extensive storage areas. There is a gate onto Conway Place and this could provide access for a self-contained flat at the rear if the storage areas were converted STNC.

Total area 63.2sqm (680sqft)

**Maisonette:** First floor with good size living room, kitchen, and half landing bathroom.

Second floor with 2 double bedrooms.

Total area 72.3sqm (778sqft)

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**



**Solicitor:** Quality Solicitors Howlett Clarke, Bank House, Southwick Square, Southwick, BN42 4EY. Tel. 01 273 592624.

308 Beverley Road, Hull HU5 1AX

\*GUIDE PRICE **£40,000 - £50,000**

\*Description on Auction Information page



**Description**

This three storey building has previously been a motorbike sales and repair shop with workshop and garage to the rear and living accommodation over. It provides a good frontage onto Beverley Road and a 120ft return frontage onto Melwood Grove. The building provides a total floor area of approximately 3500 sq ft of which 2160 sq ft are on the ground floor. The building is now in disrepair and has suffered from some structural movement but offers an excellent redevelopment opportunity for refurbishment or complete redevelopment (subject to any necessary planning consents).

**Situation**

Beverley Road is a vibrant area being one of the main arterial roads into the City. It is also located close to the University and therefore offers strong demand from students.

**Accommodation**

**Ground Floor:** Retail Shop Area, Office, Store, Workshop, Garage.

**First Floor:** Landing, Room One, Room Two, WC.

**Second Floor:** Landing, Attic Room.

**Viewing:**

Strictly by appointment with Auction House Hull & East Yorkshire. Driffield office 0845 400 9900 or PPH Commercial 01482 648888.

**Business Rates**

The commercial property has a current rateable value of £3,700. Hull City Council Property Reference: I0180001030803. The former living accommodation on the first and second floor has now been declassified for Council Tax purposes.

**Joint Agent**

PPH Commercial,  
The Hessewood Estate,  
Ferriby Road, Hessle, HU13 0LG



**Tenure:** Freehold. Vacant possession upon completion.

**Services:** All mains services are connected to the property including a three phase electricity supply.

**NB. Services, apparatus and equipment have not been tested by Auction House Hull & East Yorkshire and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.**

**Solicitors:** Sandersons Solicitors, 17-19 Parliament Street, Hull, HU1 2BH. Tel 01482 324662

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

# Vacant Retail Premises



## Auction House Manchester - Tuesday 22nd March 2016

**SOLD PRIOR  
£75,000**

Unit 2, 297-339 Claremont Road, Rusholme, MANCHESTER M14 7NB



**\*GUIDE PRICE £75,000**

*\*Description on Auction Information page*

### **New Build Ground Floor Retail/Commercial Unit 106 sq.m (1,141 sq ft)**

Unit 2 comprises the middle ground floor retail/commercial unit within the recently completed development, comprising 24 apartments above and 3 ground floor retail/commercial units. The property extends to 106 sq m, (1,141 sq ft) and has been part fitted out to include shop front, suspended ceiling with integrated Cat II lighting, plastered walls and w.c facilities. The unit also includes on-site parking - further detail to be confirmed in the legal pack. The unit is considered suitable for a variety of retail/office uses (STP). Please note there will be a Buyers Premium of £900 incl VAT payable in addition to the Administration Fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:**

8 Windsor Road, Griffithstown, Torfaen, NP4 5HY

\*GUIDE PRICE **£60,000**

\*Description on Auction Information page



**Ground Floor Retail Unit With Substantial First Floor and Rear Store**

The property is situated on the main retail street of Griffithstown which is located between the towns of Pontypool and Cwmbran. The property is surrounded by local shops and comprises of a 2 storey building with ground floor retail/office space with further rooms to the first floor. To the rear there is a substantial extension incorporating storage and office space accessed through the property and off a vehicular lane.

**Description:**

**Floor Area:**

- Retail - 46.45 sqm (500 sqft)
- First Floor Front - 46.90 sqm (504 sqft)
- First Floor Rear - 82.05 sqm (883 sqft)
- Total 175.40 sqm (1,887 sqft)

**Buyers Premium:**

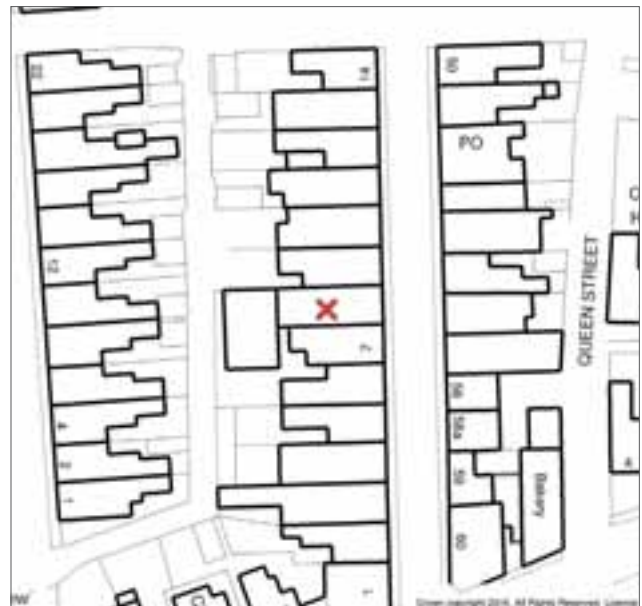
Please be aware there is a buyers premium of £750.00 plus VAT on this lot.

**Viewing Schedule:**

- March 17th - 4.00 pm
- March 24th - 4.00 pm
- March 31st - 4.00 pm

**Viewing**

To view please call: 01633 212555



**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Torfaen County Borough Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** D



20a Hilton Crescent, West Bridgford, Nottingham, NG2 6HT

\*GUIDE PRICE **£125,000 - £140,000**

\*Description on Auction Information page



**Ground floor retail unit in established and busy suburban retail parade, would suit a variety of uses, to be sold with vacant possession.**

- Current layout provides for sales area to the front with offices/consulting rooms behind
- Shop window frontage
- Total net area approx. 74 sq m (800 sq ft)
- Ready for immediate occupation
- Kitchen and WC to the rear
- Within retail parade including Co-op and Post office.
- Situated in Nottingham's premier suburb
- Planning permission for A1 & A2 uses
- Good investment opportunity – estimated rental value £12,500pa
- Would also suit local owner occupier
- Long lease with 982 years remaining

**Accommodation:**

Approx. 74 sq m (800 sq ft)

**Viewing:**

By appointment, please contact our office on 0115 950 6622

**For further information and legal pack go to [heb.co.uk](http://heb.co.uk)**

**Tenure:** Leasehold with vacant possession

**Local Authority:** Rushcliffe Borough Council

**Solicitors:** Sharp Young and Pearce, 6 Weekday Cross, Nottingham, NG1 2GF. Tel: 0115 959 0055 Ref: Kerry Elliott

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** D



253e Ditchling Road, Brighton, East Sussex BN1 6JD

\*GUIDE PRICE **£135,000 - £145,000**

\*Description on Auction Information page



### 253e Ditchling Road, Brighton, East Sussex BN1 6JD

Freehold Retail Investment

Let at £10,000pa

Popular Fiveways area of Brighton

**Situation:** The property is situated on the corner of an established retail parade at the Fiveways junction of Stanford Avenue and Ditchling Road.

Other occupiers in the parade include Rule 5 bikes, Halls Estate Agents and LJ's Barbers.

**Description:** An established retail investment currently let to Burrells The Cleaners Ltd for a period expiring 25th December 2017 at a rent of £10,000pa. Our client informs us that the tenant has been in occupation since May 1999.

The property is being sold freehold and offers future development potential by building over the existing ground floor structure, subject to the usual consents.

**Accommodation** A ground floor retail unit of approximately 332sqft (30.802) with kitchen area and staff wc.

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** Freehold

**Local Authority:** Brighton & Hove City Council

**Solicitor:** Healys LLP, 8 & 9 Old Steine, Brighton BN1 1EJ Tel: 01273 685 888 Ref: Maggie Whitehurts



**SOLD**  
**£169,500**

6 Wellesley Parade, Wellesley Road, Croydon,  
Surrey CR0 2AJ

**A Vacant Ground Floor Commercial Unit with First Floor & Rear Courtyard Areas Suitable for Re-Development (subject to obtaining all relevant consents)**

**Tenure**  
Freehold

**Location**

The property is ideally situated in West Croydon close to the proposed site of the new Westfields Shopping Centre. The open spaces of Wandle Park are within easy reach. Transport links are provided by West Croydon rail station and West Croydon Tramlink Stop.

**Description**

The property comprises a ground floor commercial unit with storage on the first floor (suitable for re-development) situated within an end of terrace building arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Shop Area

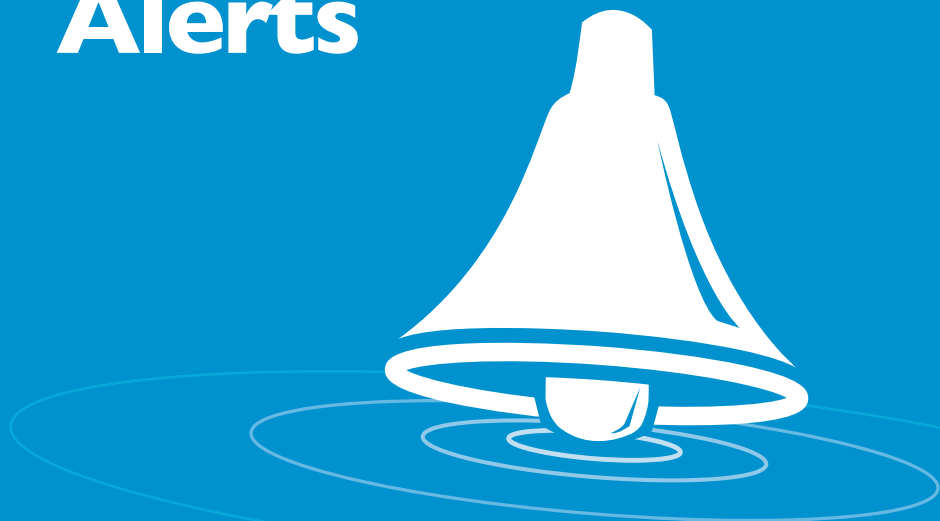
**First Floor**  
Storage Area

**Exterior**  
The property benefits from a rear courtyard.

**\*GUIDE PRICE = £150,000+**



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**Newsletter & Property Alerts**



Visit [auctionhouse.co.uk/account/register](http://auctionhouse.co.uk/account/register) to register

# Pubs & Restaurants



## Auction House North East - Tuesday 5th April 2016

**SOLD**  
**£35,000**

The Victoria Inn, High Street, West Cornforth, Ferryhill DL17 9HN

\*GUIDE PRICE **£30,000+**

\*Description on Auction Information page

### FORMER PUBLIC HOUSE

Former public house situated in the village of West Cornforth, Ferryhill. This substantial building offers great potential and many uses from commercial to residential subject to the correct planning consent obtained. West Cornforth is located six miles away from Durham City and nine miles away from Bishop Auckland.

Additional Information: This property displays evidence of fire damage.

**Directions:** From A688, turn onto Pine Road, then first left onto Bridge Street, turn right onto Cornforth By-Pass. At the roundabout bear left onto Station Road then turn left onto High Street

**Services & Appliances:** Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order

**Viewing:** Please call Auction House North East on 01642 931060 for further details.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Durham County Council

**Solicitors:** Chadwick Lawrence, Paragon Business Village, Wakefield, WF1 2DF. Tel: 01924 379078. Ref: Mr Philip Brown.

**EPC:** F

Red Lion Public House, 77 High Street, Clay Cross, Derbyshire S45 9DZ

\*GUIDE PRICE **£45,000**

\*Description on Auction Information page



**An excellent opportunity to purchase a mid terraced property currently arranged as a public house to the ground floor together with first floor living accommodation.**

The property is currently vacant and would be suitable for a variety of uses, subject to the necessary local authority consents.

**Description:**

**Directions:** Leave Chesterfield via the A61 Derby Road and proceed for approximately 5 miles passing through Tupton. At the Tesco roundabout take the second exit onto High Street and the property is situated approximately 200 metres on the right hand side and is clearly identified by a for sale sign board.

**Accommodation:** Ground Floor: A front entrance doors leads to a Tap Room 13m x 5.6m (maximum overall dimensions) having bar area, front facing window and rear entrance door. Function Room 8.4m x 3.8m (maximum overall dimensions) having bar area, front facing window and radiator. Kitchen 5.3m x 2.9m having a range of base and wall units, sink and power units. Female WC 2.9m x 2.2m having WCs and wash hand basin. Male WC 3.9m x 2.6m having WCs and wash hand basin. Rear Entrance Hall 3.4m x 2m having access to the rear yard. Cellar accessed by a door next to the main bar.

: A flight of stairs leads to the First Floor: Lounge 4.3m x 3.9m having front facing window and gas fire (not tested). Bedroom One 4.3m x 3.9m having front facing window and radiator. Bedroom Two 3.4m x 3.9m having rear facing window and a radiator. Bedroom Three 4.7m x 2.3m having rear facing window and radiator. Bathroom 5.2m x 1.8m having three piece suite comprising bath with overhead electric shower, WC and wash hand basin with rear facing window. Kitchen/Dining Room 11.1m x 2.2m having front and rear facing windows together with a range of base and wall units with insert sink and space for cooker.

**Special Conditions of Sale:** The purchaser in addition to the fall of the hammer price will be responsible for 1.5% plus vat auction costs subject to a minimum fee of £1950 plus vat whichever is the greater.

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**



**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** North East Derbyshire District Council

**Solicitors:** Banner Jones, 24 Glumangate, Chesterfield, S40 1UA. Tel: 01246 560559. Ref: Andrew Fielder

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** TBC

Former Y Bedol Public House, Penysarn, Anglesey, LL69 9YR

**\*GUIDE PRICE £125,000+**

*\*Description on Auction Information page*



**A GREAT DEVELOPMENT OPPORTUNITY**

This site was formerly part of Y Bedol sitting in 0.82 acres/0.332 hectares of land and consists of the former public house which comprises three bedroom management living accommodation, 2 bar areas, pool area, lounge, storage room/beer cellar, commercial kitchen and WC facilities, beer gardens and car park. This site would be ideal for redevelopment subject to the necessary planning consents. Penysarn is a small village located in the north-eastern corner of Anglesey with basic amenities including village shop and primary school. The village is served by a regular bus service and is within a convenient travelling distance of Amlwch and Llangefni.

**ACCOMMODATION**

Porch: 5'3" x 4'3" max, Bar/Lounge Area: 22'1" x 17'8" max, Lounge: 22'3" x 12'2" max, Open Plan Bar/Lounge: 18'6" x 10'3", Open Plan Pool Area: 14'9" x 12'0" max, Mens Toilets: 12'1" x 7'4" max, Ladies Toilets: 12'10" x 5'10", Kitchen: 10'4" x 9'6" max, Storage Room/Beer Cellar: 22'0" x 9'10" max and hallway with front access. First Floor Living Accommodation: Bedroom: 15'0" x 10'6" max, Living Room: 17'8" x 11'4" max, Kitchen: 16'0" x 8'5" max, Bedroom: 16'7" x 11'6" max, Bedroom: 10'4" x 9'3" max, Bedroom/Study: 8'3" x 6'7" max.

**VIEWING INFORMATION**

Please contact Auction House North Wales on 01248 711991

**AUCTIONEERS NOTES**

Buyers Administration Fees: £594.00 incl VAT  
Buyers Premium: £900.00 incl VAT  
This Property is subject to VAT

**For further information and legal pack go to  
[www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**



**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** Isle of Anglesey County Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.  
**EPC:** C (69)  
**Solicitors:** SAS Daniels, 30 Greek Street, Stockport, SK3 8AD. Tel: 0161 475 7676

The Stables, Main Street, Airdrie, ML6 7JQ

\*GUIDE PRICE **£30,000 - £40,000**

\*Description on Auction Information page



**Former public house**

This former public house is situated within the popular village of Plains on the outskirts of Airdrie. The property would lend itself to multiple uses subject to obtaining the relevant consents and warrants from the local council. Internally there is a large lounge bar with ample area for seating and functions, beer and spirits store and public toilets. The pub could also be re-established to its former glory with a degree of refurbishment and modernisation.

- Great sized former public house**
- Potential change of use (subject to planning)**
- Some refurbishment required**
- Could be re-established to pub subject to consents**

**Area**

Plains has local shops and a primary school with main amenities and high schools available in the nearby Airdrie. Drungelloch Train Station provides direct access between Glasgow and Edinburgh City Centres.



**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**

**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** North Lanarkshire Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.

Turf Tavern, 11, Orchard Street, Paisley, PA1 1UY

\*GUIDE PRICE **£60,000+**

\*Description on Auction Information page



**Public House**

Exceptional opportunity to purchase this partially fitted former Public House close to the popular town centre of Paisley. The property is arranged over the ground floor and basement level of a traditional four storey building presenting main public bar/reception area, function suite/private lounge, kitchen, cellar and male/female toilets. There are two separate door entrances to the bar and lounge; Marshall's Lane and Orchard Street, internally the main bar and lounge are interconnecting and share toilet facilities. The property forms a total internal floor area of approximately 1,935 sqft and offers huge potential to modernise and further develop. Due to the size and nature of this unique opportunity, this would be appeal to a wide range of purchasers including commercial investors and new/established businesses in the hospitality industry looking for their next business premises in a popular location.

- Exceptional commercial investment**
- Public house close to town centre**
- Huge development potential**
- Sought-after corner position**
- Partially fitted**

**Area**

Paisley sits close to Glasgow airport and the M8 motorway network providing access to Glasgow and all points beyond. There are frequent bus services and two railway stations, which makes it ideal for commuting. Local shopping is available close by including supermarkets and a wider selection of High Street stores are found in Paisley Town Centre. Excellent local schooling is available at both primary and secondary level. Paisley University and the Royal Alexandra Hospital are also in Paisley, creating much demand for buy to let properties.



**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Renfrewshire Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.





**SOLD  
£75,000**

47, South Street, Armadale, Bathgate, EH48 3ET

**\*GUIDE PRICE £70,000+**

*\*Description on Auction Information page*

**Restaurant premises**

The property comprises a restaurant premises in a single storey semi-detached property. The property fronts onto South Street and, internally, provides a waiting area and bar servery with approx. 70 covers restaurant space to the rear. Also to the rear is the kitchen fitted with stainless steel equipment, sinks and worktops as well as staff/storage areas. The property is in need of upgrading.

**Town centre location**

**Approximately 70 covers**

**In need of upgrading**

**Extending to 270. sq.m (2916 sq.ft)**

**Area**

The property is located at the junction of South Street and Main Street to the southern edge of Armadale town centre. Armadale itself is a predominantly residential town approx. 5 miles west of Bathgate. The town is well located for easy access to the M8 motorway offering road connections to all main areas across Central Scotland and further afield.



**Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.**

**Tenure:** Freehold

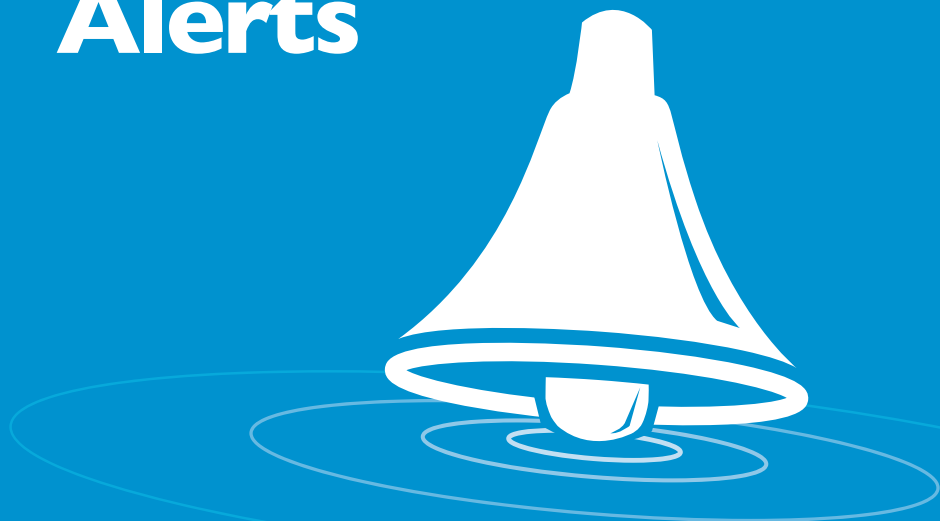
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** West Lothian Council

**EPC:** G

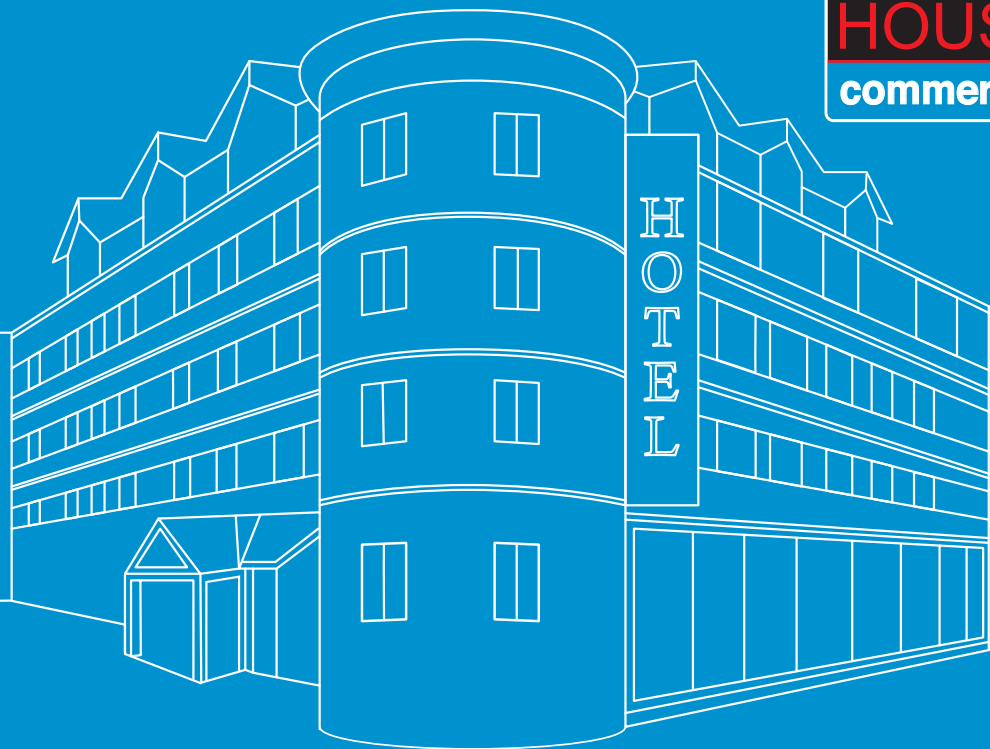


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# Hotels



## Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



**Building Land**

**[auctionhouse.co.uk](https://www.auctionhouse.co.uk)**



28-29 Princes Road, Great Yarmouth, NR30 2DG

\*GUIDE PRICE **£150,000**

\*Description on Auction Information page



### Imposing 18 bedroom hotel in a prime holiday location

Most recently known as the Lisbon Hotel, this substantial double fronted hotel has eighteen guest bedrooms and a range of staff accommodation which includes four further bedrooms. Some updating is now required.

The property is offered with vacant possession and is located in a prominent position close to the sea front and town centre. The hotel could provide significant income opportunities for the shrewd operator.

#### Description:

**Ground Floor:** Hall, reception lounge, dining room, office, kitchen, self-contained flat, further three bedroom staff flat.

**First Floor:** Landing, twelve en-suite bedrooms.

**Second Floor:** Landing, six en-suite bedrooms.

**Outside:** Rear courtyard area, garage/workshop approached from rear lane.

For further information and legal pack please go to [www.auctionhouse.uk.net/eastanglia](http://www.auctionhouse.uk.net/eastanglia)

**Tenure:** Freehold

**Local Authority:** Great Yarmouth Borough Council. Tel: 01493 856100

**Solicitors:** Ward Gethin Archer, 8-12 Tuesday Market Place, King's Lynn, PE30 2JT. Tel: 01553 660033. Ref: Simon Wilson

**Viewing:** Please call the Auctioneers - 001603 505100

**Energy Performance Certificate (EPC):** Current rating D





Cannon House, 5 Battery Place, Rothesay, PA20 9DP

\*GUIDE PRICE **£160,000 - £180,000**

\*Description on Auction Information page



**7 bedroom former hotel with 3 bed owners accommodation**

A stunning Georgian townhouse prominently situated on the Rothesay seafront within minutes of the ferry terminal, harbour and shops. Most recently operated as a seven en-suite bedroom hotel with dining room, residents' lounge and kitchen. In addition the property also has owners' accommodation comprising of three bedrooms, lounge, kitchenette and bathroom. The property also benefits from double glazing, gas central heating, small enclosed garden to front and large garden to the rear.

**Home Report £275,000**

**Great development opportunity**

**Large holiday let family home**

**Previously run as hotel**

**Premises licence still current**

**Most furniture and contents included**

**2 minutes walk from ferry terminal**

**Area**

Rothesay itself offers a wide selection of shops as well as supermarket shopping, bars and restaurants. The main ferry terminal is found just a short walk from the property and provides a regular ferry every 45 minutes to Wemyss Bay (approximately a 30 minute crossing). Wemyss Bay itself provides good road and rail links to Glasgow City Centre and the M8 Motorway.



**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**



**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Argyll and Bute Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.

**EPC:** D

# Commercial Investments



## Auction House Manchester - Tuesday 22nd March 2016

**SOLD**  
**£63,000**

6-8 Slip Inn Lane, LANCASTER LA1 1JT

\*GUIDE PRICE **£55,000 - £65,000**

\*Description on Auction Information page

### Two Storey Double Fronted Retail Unit Let at £6,000pa

Double fronted retail unit to ground floor, cellars, first floor ancillary accommodation. Trading as craft, vintage clothes shop. Roller shutters to front. Last sold in 2009 for £115,000. Net internal area 88.64 sq.m/954 sq.ft. Let on a three year lease with break clause from 01/09/2015 to 31/08/2018 at £500pcm. Full terms in legal pack.

**Viewing:** Strictly by appointment with the Auctioneers



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Lancaster City Council

**EPC:** E

32 Station Road, Heacham, Norfolk, PE31 7EY

\*GUIDE PRICE **£35,000 - £45,000**

\*Description on Auction Information page



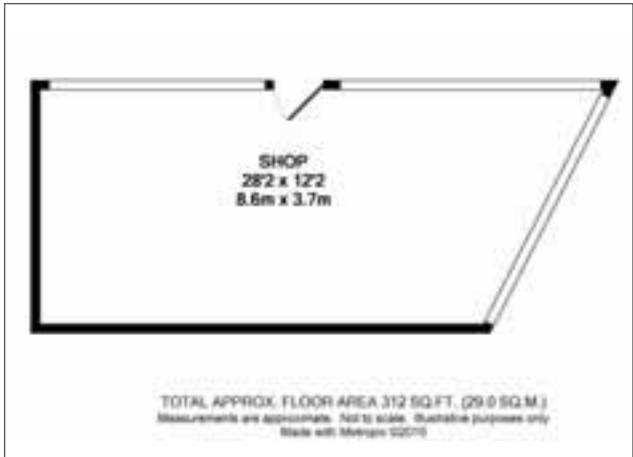
**Shop investment producing £5,700pa**

This retail unit extends to around 275 sq/ft and forms part of a busy parade of shops that includes Boots and the Co-Op.

The shop has an established A1 use and is let on a five year lease with effect from 1st June 2015 at £5,700pa (£475pcm).

**Description:**

The shop comprises of one room and benefits from an extensive double glazed window frontage. Public toilets are located nearby.



For further information and legal pack please go to [www.auctionhouse.uk.net/eastanglia](http://www.auctionhouse.uk.net/eastanglia)

**Tenure:** Freehold

**Local Authority:** The Borough Council of King's Lynn and West Norfolk  
Tel: 01553 692722

**Solicitors:** Fraser Dawbarns, 29 London Road, Downham Market, PE38 9AS.  
Tel: 01366 381810. Ref: Ian Grimes

**Viewing:** Open days scheduled for 28th January, 4th and 11th February between 10:00 am - 10:30am

**Energy Performance Certificate (EPC):** Current Rating E



Mayflower Galleries, 21 West Street, Tavistock, Devon PL19 8AN



\*GUIDE PRICE **£225,000 - £250,000**

\*Description on Auction Information page



**Mixed Use Investment Property**

A mixed use investment property comprising a retail shop and showrooms, a 3 bedroom flat, a 1 bedroom annexe, a garage and parking with development potential, subject to planning permission and pleasant enclosed rear garden.

**GROUND FLOOR:** FRONT SHOP AREA 19' 1" x 15' 0" (5.83m x 4.58m) including office/store, with open access to; REAR SHOP AREA 11' 10" x 11' 5" (3.61m x 3.48m) incorporating staircase to Flat and door and steps to; SHOWROOM / GALLERY ONE 17' 9" x 12' 2" (5.42m x 3.72m) with door to outside rear and connecting door and steps to; SHOWROOM / GALLERY TWO 10' 1" x 12' 6" (3.08m x 3.83m).

**FIRST AND SECOND FLOOR FLAT:** There is an internal staircase from the rear shop area, to the first floor landing and there is an external metal staircase from the rear garden to the flats kitchen lobby (giving letting options) LANDING with stair case to second floor and door to: LOUNGE/DINER 17' 3" x 12' 2" (5.27m x 3.73m) KITCHEN/BREAKFAST ROOM 12' 3" x 9' 7" (3.74m x 2.94m) with a good range of fitted units and a rear lobby area with door to external staircase to rear garden INNER LANDING with cloaks and broom cupboard and doors to: BATHROOM 12' 2" x 7' 2" (3.71m x 2.19m) (max); SECOND FLOOR LANDING with skylight and doors to; BEDROOM THREE / STUDY 8' 8" x 7' 9" (2.65m x 2.37m) with skylight and fitted cupboards; BEDROOM ONE 17' 10" x 8' 9" (5.45m x 2.67m) with fitted cupboards; BEDROOM TWO 8' 8" x 7' 7" (2.66m x 2.32m) with fitted cupboards.

**ANNEXE:** Front stable door to; KITCHEN/DINER 10' 6" x 10' 6" (3.22m x 3.21m) with fitted units and connecting doors to; LOUNGE 14' 3" x 10' 7" (4.35m x 3.23m) with French doors to patio and garden; BEDROOM 10' 8" x 8' 3" (3.26m x 2.54m) with connecting door to: SHOWER ROOM 6' 3" x 5' 1" (1.93m x 1.55m).

**OUTSIDE:** From the rear of the Showrooms and the Annexe is a modern paved pathway and patio. In this area is the external metal staircase to the first and second floor flat. From the patio there are steps to a lower patio, a pleasant garden with lawn, flower beds and ornamental trees. A pathway continues to the garage and a side pedestrian gate, leading to Garden Lane GARAGE 23' 11" x 13' 1" (7.31m x 4.01m) A modern block built construction with pitched roof and light and power fitted. There is a parking area in front of the garage measuring approx. 6.25m x 5m.

**Viewing**

There will be regular viewing sessions in the lead up to the auction via Joint Auctioneers Millerson, Launceston Office T: 01566 776055 or E: launceston@millerson.com



**Tenure:** Freehold

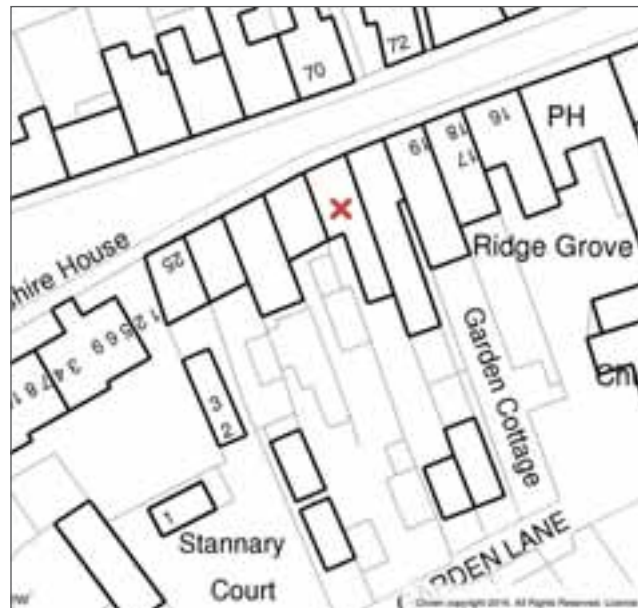
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** West Devon Borough Council

**Solicitors:** Goodman King Solicitors, 1 Canal Road, Tavistock, Devon, PL19 8AR. Tel: 01822 615510 Ref: Amanda Goodman

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at www.auctionhouse.uk.net. All published information is to aid identification of the property and is not to scale

**EPC:** Bands D, F & F





4 Uxbridge Square, Menai Bridge, Isle of Anglesey LL59 5DL

\*GUIDE PRICE **£125,000+**

\*Description on Auction Information page



**MIXED USE BUILDING GAINING £18,000 INCOME PA**

A Freehold mixed use building consisting of 2 shops to the ground floor and a 1 bedroom flat above. A fantastic investment opportunity receiving a rental income of approx £18,000 pa. The building is fully let with tenancies in place.

**LOCATION**

The property is situated in the middle of the popular town of Menai Bridge on the Isle of Anglesey. This popular and busy town sits alongside the famous Thomas Telford Suspension Bridge over the Menai Strait connecting the island to the mainland affording easy access to the university city of Bangor. It boasts both primary and comprehensive schools, health centre, church, a Waitrose supermarket plus several local shops and businesses, cafés, public houses, restaurants and a small pier.

**TENANCIES**

- Shop 1 - £4,200 pa - expires 2019 - 29.51 m<sup>2</sup>
- Shop 2 - £9,000 pa - expires 2021 - 61.90 m<sup>2</sup>
- Flat - £4,800 pa - Rolling contract - 49 m<sup>2</sup>

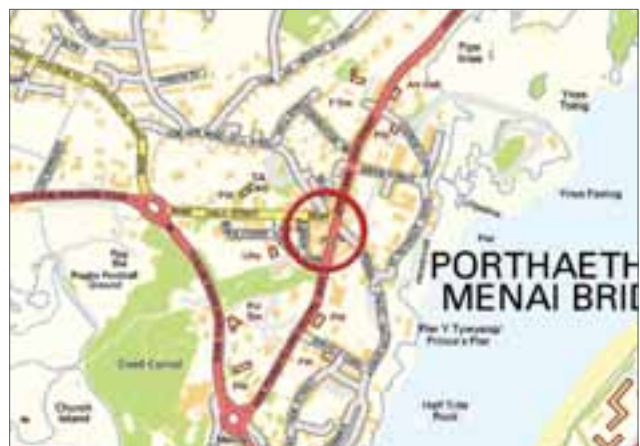
**VIEWING ARRANGEMENTS**

- Saturday 7th May 12.00 to 12.30pm
- Saturday 14th May 12.00 to 12.30pm
- Saturday 21st May 12.00 to 12.30pm
- Please register by calling Auction House North Wales on 01248 711991

**AUCTIONEERS NOTES**

- Buyers Administration Fee: £594.00 incl VAT
- Buyers Premium: £900.00 incl VAT

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**



**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** Isle of Anglesey County Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.  
**EPC:** D (100)  
**Solicitors:** Hill Dickinson, 1 St Pauls Square, Old Hall Street, Liverpool, L3 9SJ. Tel: 0151 236 5400



19, High Street, Jedburgh, TD8 6AQ

\*GUIDE PRICE **£39,000+**

\*Description on Auction Information page



**Shop unit**

This retail unit enjoys a prime position on the High Street of the bustling Borders town of Jedburgh. The double fronted unit is currently set up with wall panels to accommodate hanging rails but the unit would equally suit a number of different end uses. The property also offers an office area to the rear as well as a small wc.

- Prime High Street location**
- Thriving local community**
- Suitable for number of end uses**
- Competitively priced**

**Area**

The popular and picturesque town of Jedburgh is one of the most historic market towns in the Scottish Borders. With many areas and buildings of historical interest the town attracts good numbers of visitors from across the globe as well as having a thriving local community. The retail environment is mixed and vibrant with a broad spectrum of retail outlets, restaurants and bars. The Scottish Borders is well-known for its stunning scenery and quality of life and there are a variety of outdoor pursuits in the area including hiking, mountain biking, fishing, rough and syndicated shooting, horse riding, many golf clubs and a selection of splendid walks including the well-known Southern Upland Way.



**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**

**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** Scottish Borders Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.





7, Victoria Street, Rothesay, PA20 0AJ

\*GUIDE PRICE **£30,000+**

\*Description on Auction Information page

**Retail unit**

This retail unit enjoys an enviable position in the popular tourist town of Rothesay, directly opposite the pier of the main ferry terminal and forms the ground floor of a terraced development with three floors and attic level above. The available floor space totals 577 sq ft with a current rating assessment of £4250. Further benefit is the current informal tenancy arrangement with Blethers Bistro on a rolling annual basis with a current rental income of £7500 per annum.

- Exceptional commercial investment**
- Huge potential**
- Town centre location**
- Popular scottish holiday destination**

**Area**

Rothesay is the principal town on the Isle of Bute on the Firth of Clyde. The property is situated within a short walk of local shops, bus services and the seafront itself. Rothesay offers a wide range of retail and leisure facilities and the Isle of Bute offers access to all levels of education from pre-school through to college. Regular ferry services connect Rothesay to Wemyss Bay (approx. 35 minutes) and onwards to Glasgow, Edinburgh and further afield.



Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Argyll and Bute Council



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Avongrange Hotel, Kersiebank Avenue, Grangemouth, FK3 0EN

\*GUIDE PRICE **£95,000+**

\*Description on Auction Information page

**Fourteen bedroom hotel**

Auction House Scotland, in partnership with Seymour & Clink, are delighted to offer to the market The Avongrange Hotel in Grangemouth. The property is located centrally within the town and is near to the oil refinery offering an excellent opportunity to operate as budget accommodation for workers associated with the refinery. The property is currently closed and not trading and is in need of refurbishment throughout. The current accommodation includes 14 en-suite bedrooms, 2 function rooms, public bar area and 2 bedroom owners accommodation. There are a number of development opportunities including the option to reformat the existing ground floor accommodation to increase the number of letting rooms which could reasonably be supported by the existing bar and kitchen facilities. EPC Rating - F.

- Hotel close to oil refinery for business related custom**
- Various development options**
- Town centre location**
- Very competitive price**

**Area**

Grangemouth is conveniently located adjacent to the M9 motorway between Stirling and Edinburgh and offers easy access to those towns as well as further afield. The local economy is supported by Europe's largest oil refinery.

Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Falkirk Council

**EPC:** F



104 Northdown Road, Margate, Kent CT9 2RE

**A Freehold Commercial & Residential Investment  
Producing £15,000 per annum**

**Tenure**

Freehold

**Location**

The property is situated amongst the shops and amenities of Northdown Road and a short walk to the coastline. Transport links are provided by Margate rail station and the M2 motorway (junction 7) is within easy reach.

**Description**

The property comprises a a mid terraced building arranged over lower ground and two upper floors arranged to provide a ground floor shop with two self-contained flats (1 x 1 bedroom flat, 1 x 2 bedroom flat)

**Note**

There is a site at the rear of the property, accessed via Clifton Place, which is demised to the building and provides potential for development (subject to obtaining all relevant consents).

\*GUIDE PRICE = **£145,000+**

Property	Floor	Accommodation	Terms of Tenancy	Current Annual Income
Flat 1	Lower Ground & Ground	One Bedroom Flat	Let on an AST at a rent of £400 pcm	£4,800
Shop	Ground	Shop Area t/a convenience store/off licence	Let on an FRI Lease for a term of 5 years from 14th April 2014	£4,200
Flat 2	First	Two Bedroom Flat	Let on an AST at a rent of £500 pcm	£6,000

**Current Rent Reserved £15,000 per annum**



39 Grand Parade, Brighton BN2 9QA/ b Circus Street, Brighton BN2 2QF

\*GUIDE PRICE **£250,000 - £270,000**

\*Description on Auction Information page

**39 Grand Parade, Brighton BN2 9QA/ b Circus Street, Brighton BN2 2QF**

Freehold commercial building in central location  
Shops, upper parts, garage & large store near  
Development potential (STNC)  
To be offered as one lot in the first instance

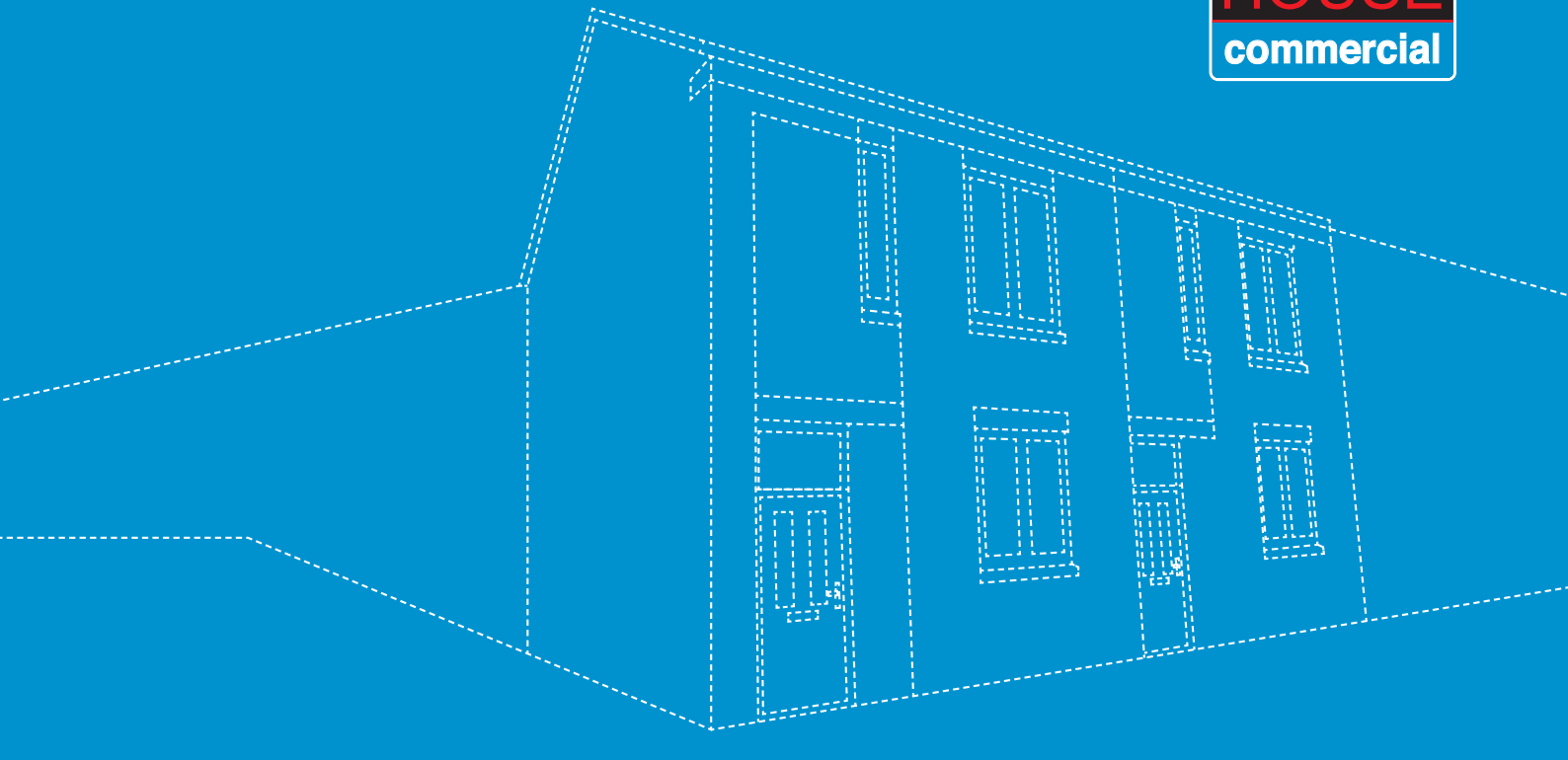
**Situation:** The property is located on the busy thoroughfare of Grand Parade close to Victoria Gardens and extends through past the rear to Circus Street where work on the new £100m re-development of the Municipal Market is expected to begin this year.

**Description:** This is the first time this property has come onto the open market since 1950 when it was purchased by the current owner's father for £500 and opened as a shop for selling weighing machines. In 1962 it opened as Swifts Sports and is only now being sold due to the retirement of the owner.

The date of the building is uncertain but it is assumed it was constructed in the 19th century as an infill. Brick built over three floors under a slate roof with castellated parapet, the building tapers backwards to Circus Street where storage areas and a garage were converted from a stable and dairy which has a hay loft under a pitched roof.



# Redevelopment



## Auction House Manchester - Tuesday 17th May 2016

**SOLD PRIOR  
£450,000**

58 Richmond Street, MANCHESTER M1 3WB

\*GUIDE PRICE **£400,000**

\*Description on Auction Information page



### City Centre Development Opportunity - Lapsed consent for retail/office & residential - Part Income Producing

The property is situated fronting onto Richmond Street in close proximity to the Canal Street area in Manchester City Centre, between Princess Street (A34) and Sackville Street. Substantial three storey plus basement Grade II Listed former textile warehouse. The property benefits from a lapsed planning consent for ground floor retail /office with a conversion and extension to provide 8 residential units above (dated November 2006 - reference: 079807/FO/2006/C2). Interested parties are advised to make their own enquiries with Manchester City Council. The adjoining 4 car parking spaces are currently let by way of a Licence Agreement at a rental income of £8,000 per annum. Please note there will be a buyers premium of £900 including VAT payable in addition to the administration fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** N/A



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.



Former Methodist Chapel, Main Street, Ulrome YO25 8TP

\*GUIDE PRICE **Circa: £50,000**

\*Description on Auction Information page



**Description**

This substantial brick built former Chapel is now surplus to requirement and is offered for sale for either demolition or conversion to residential use. A Pre Application Planning enquiry was submitted to the East Riding of Yorkshire Council seeking their attitude to the conversion of the Chapel to residential use or demolition and erection of 1 or 2 dwellings. Subject to details, an application for change of use to residential would receive favourable consideration, they would however prefer to see conversion rather than demolition.

**Situation**

Ulrome is a small Village on the East Yorkshire Coast approximately 6 miles South of Bridlington and 6 miles North of Hornsea on the B1242. The Chapel is located on the North side of the road opposite open fields and just over 1/2 mile from the Coast Line with the nearest shops being in Skipsea about 1 mile to the South.

**Accommodation**

**Ground Floor:** Porch, Meeting Room, Chapel.

**Viewing:** Strictly by appointment with Auction House Hull & East Yorkshire. Driffeld office 01482 644515 or joint agents D.Dunk Lewis & Graves 01262 672576.

**Joint Agent**

D. Dunk Lewis and Graves

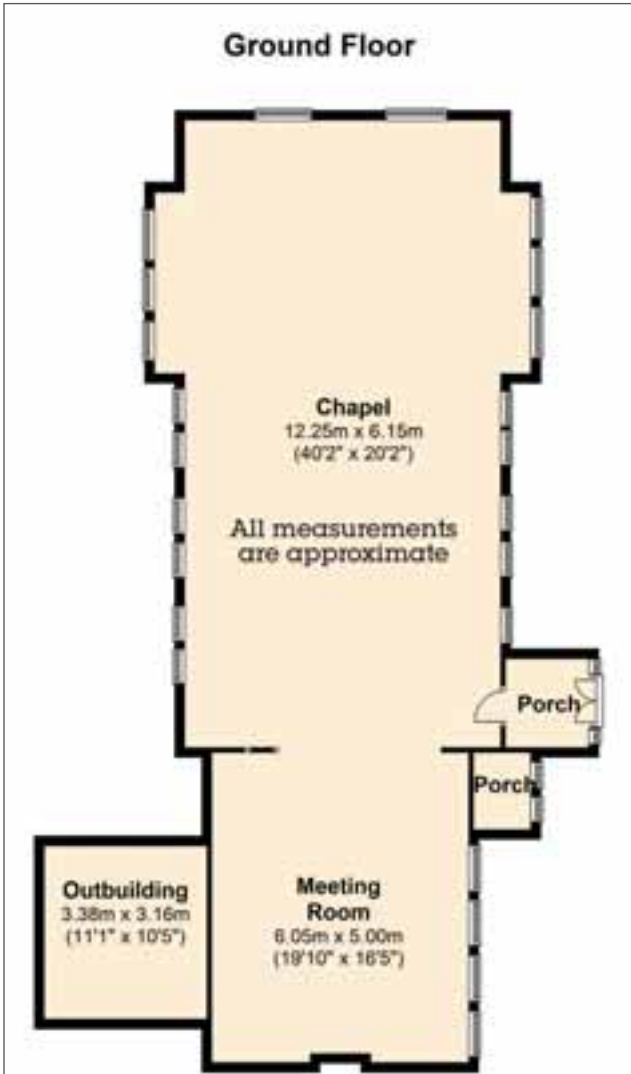
3/5 Chapel Street

Bridlington

East Yorkshire

YO15 2DR.

Tel:01262 672576



**Tenure:** Freehold. Vacant possession upon completion.

**Services:** Interested parties should make their own enquiries regarding the availability of services.

**NB. Services, apparatus and equipment have not been tested by Auction House Hull & East Yorkshire and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.**

**Solicitors:** Peter Houlton-Jones of Houlton Carr , P. O. Box 185, Bridlington YO15 9AG Tel: 01262 677979.

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.



Former Public Toilet, Duff Street, Turriff, AB53 4AX

\*GUIDE PRICE **£20,000+**

\*Description on Auction Information page

**Former public toilet**

Situated within the sought-after locale of Turriff is this former public convenience. The development benefits from two passed planning proposals. One is for a hot food commercial business and the other being for a single storey dwelling house, both of which have great benefits to any potential purchaser. All proposed plans etc are available upon request.

**Fantastic builder/developer opportunity**  
**Planning for a hot food unit**  
**Popular locale**

**Area**

Locally, Turriff offers a wide range of shopping, business and leisure facilities, together with primary and secondary schooling. There are two universities and several colleges of further education in Aberdeenshire. There is a mart at Inverurie and the area is well served with local agricultural dealers and contractors.



**Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.**

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Aberdeenshire Council

## Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



**Building Land**

**auctionhouse.co.uk**

# Offices



## Auction House Manchester - Tuesday 2nd February 2016

**SOLD PRIOR  
£338,000**

Unit 6 Ambassador Place, Stockport Road, ALTRINCHAM, Cheshire WA15 8DB

**\*GUIDE PRICE £275,000 - £300,000**

\*Description on Auction Information page



### Modern Office Premises 3,636 sq.ft (338 sq.m) with 17 Parking Spaces

Modern three storey office premises, situated within a complex of similar office units on the easterly fringe of Altrincham town centre, close to the Metrolink Interchange. Unit 6 provides mainly open plan office accommodation over ground, first & second floors benefitting from double glazing & gas fired central heating. Externally the premises include 17 dedicated car parking spaces on site. The property provides the following net internal floor areas: Ground Floor 997 sq.ft (92.6sq.m) First Floor 1,319 sq.ft (122.5 sq.m) Second Floor 1,320 sq.ft (122.6 sq.m) Total NIA 3,636 sq.ft (338 sq.m) Please note, there will be a Buyer's Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Trafford Council

**EPC:** C



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse-uk.net](http://www.auctionhouse-uk.net). All published information is to aid identification of the property and is not to scale.





Former Council Offices, Y Lawnt, Dolgellau, Gwynedd, LL40 1DR

\*GUIDE PRICE **£80,000**

\*Description on Auction Information page



**3 STOREY FREEHOLD OFFICE BUILDING**

A substantial former Council Office building is set over 3 floors with a traditional stone and brick construction. The front stone section and the later brick rear extension have traditional slate roofs and retain the original sash windows. The property is centrally located in the market town of Dolgellau which is served by the A470, the main route between north and south Wales. It is approximately 16 miles north of Machynlleth and 11 miles from Barmouth on the Cardigan Bay Coast, 18 miles from Bala and 25 miles from Porthmadog.

**ACCOMMODATION**

The building contains approximately 436sq.m (4,700 sq.ft.) of office accommodation over three floors:  
 Ground floor approx. 1,700 sqft  
 First floor approx.. 2,000 sqft  
 Second floor approx.. 1,000 sqft

**TENURE AND SPECIAL CONDITIONS**

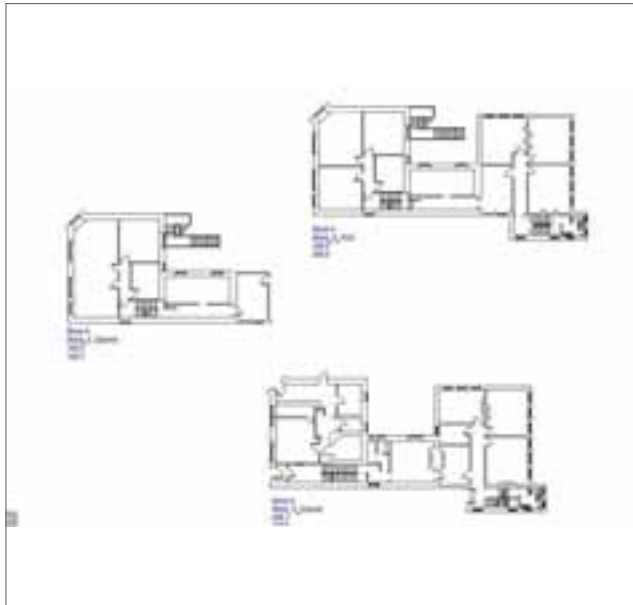
The site is to be sold freehold with vacant possession; subject to rights for the benefit of 6 Eldon Row and the Clinic as detailed in the Legal Pack.

**VIEWING ARRANGEMENTS**

Please contact Auction House North Wales on 01248 711991.

**AUCTIONEERS NOTES**

Buyers Administration Fee: £594.00 incl VAT  
 Buyers Premium: £900.00 incl VAT



**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** Gwynedd County Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.  
**EPC:** E (109)  
**Solicitors:** Legal Department, Gwynedd Council Offices, Caernarfon.  
**Property Details:** A Welsh version of all the property information is available on request

76 High Street, Hadleigh, Benfleet, Essex SS7 2PB

**DEVELOPMENT OPPORTUNITY. A VACANT FREEHOLD terraced two storey property currently arranged as offices but with strong development potential. Private parking for some 6 cars to the rear.**

**Location**

Situated on the South side of the High Street near to a wide variety of business outlets including Morrisons Superstore.

**Accommodation**

Ground floor  
Main office 19' (5.8m) x 18'8" (5.7m)  
Inner lobby  
Cloakroom/w.c.  
Rear office 11' (3.3m) 7'8" (2.3m)  
Kitchen 7'6" (2.2m) x 5'5" (1.6m)  
Store 6'9" (2.1m) x 4'3" (1.3m)

First floor landing  
Office 18' (5.5m) x 12'1" (3.7m)  
Office 14'1" (4.3m) x 10'10" (3.3m)  
Office 10'7" (3.2m) x 7'9" (2.4m)  
Bathroom/w.c. 10' (3.1m) x 6'10" (2.1m)

**Exterior**

There is parking to the rear for approximately 6 cars approached via a service road

**Note**

In addition to the buyers Admin fee a Buyers Premium of 1% (plus VAT) is payable upon signing.

**Partner Agent**



Lawrence Anthony, 103 Eastwood Road, Rayleigh, Essex, SS6 7EJ 01268 778333



**\*GUIDE PRICE**  
**£210,000**

**Tenure**

Freehold

**Viewing**

By appointment with Auctioneer. 01702 333399

**EPC - D**

79 North Street, Portslade, East Sussex BN41 1DH

\*GUIDE PRICE **£500,000 - £550,000**

\*Description on Auction Information page



### 79 North Street, Portslade, East Sussex BN41 1DH

Development with planning for 6 flats and office block

Park cleared site

Close to seafront

**Situation:** The site is located at the southern end of Church Road on the corner with North Street. This location provides good communications in all directions and is equidistant to Portslade and Fishergate railway stations.

**Description:** A red brick building that was originally built for the Salvation Army at the beginning of the 20th century occupies part of the site and cleared land at the rear forms the remainder of the site.

The building is currently let a £1000pcm and the purchaser, at exchange, can have the option to retain the tenants or if vacant possession is preferred the vendor will serve the required 3 month notice.

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** Freehold

**Local Authority:** Brighton & Hove City Council

**Solicitor:** Engleharts Solicitor; 49 Vallance Hall, Hove Street, Hove BN3 2DE Tel: 01273 204 411 Ref: Michael Williams

**Planning:** Planning application No. BH2013/00756 was permitted on 16.1.15 for the demolition of the existing building and the erection of a part three part four storey building comprising 4x2 bedroom and 2 x 1 bedroom flats and an office block with courtyard car park.

#### **Accommodation:**

Flats 1 ground floor 7.45 sqm

Flats 2 ground floor 7.55 sqm

Flats 3 first floor 67.65 sqm

Flats 4 first floor 57.50 sqm

Flats 5 second floor 67.65 sqm

Flats 6 second floor 57.50 sqm

Total 405.30sqm gross internal



**SOLD**  
**£50,000**

## Second Floor Office, 2 Silver Street & 41A Crown Street, Halifax, West Yorkshire HX1 1HS

**A Vacant Second Floor Former Office within a Substantial Grade II Gothic Style Corner Building. Offered with Planning Permission for Conversion to Residential to Create Four Self-Contained One Bedroom Flats.**

**Tenure**

Leasehold. The property is held on a new 125 year lease.

**Location**

The property is situated in the heart of Halifax Town Centre with easy access to the open spaces of People's Park and Halifax rail station.

**Note**

No business rates when empty.

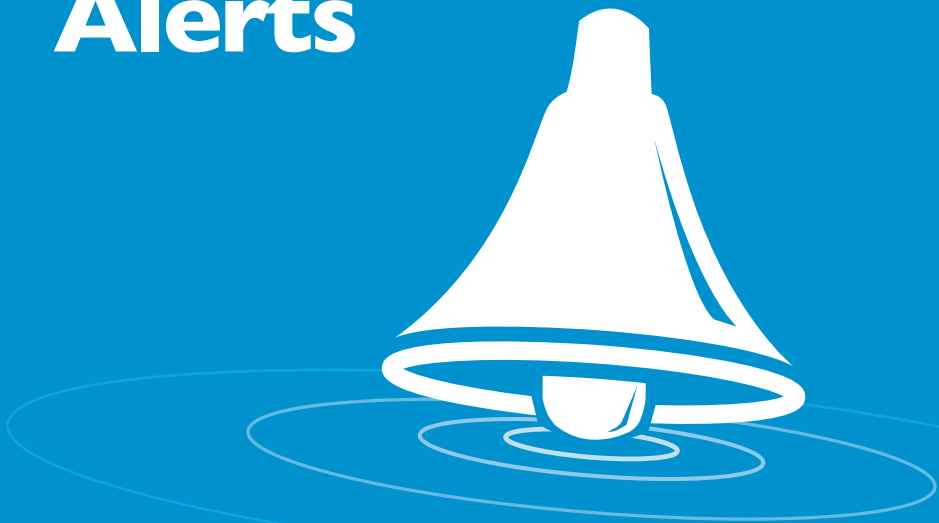
**Planning**

Calderdale Council granted the following planning permission (Ref: 15/00264/LBC) on 26 Feb 2015: 'Internal Alterations to second floor to form 4 1 bed flats (Listed Building Consent)'

**\*GUIDE PRICE = £45,000+**

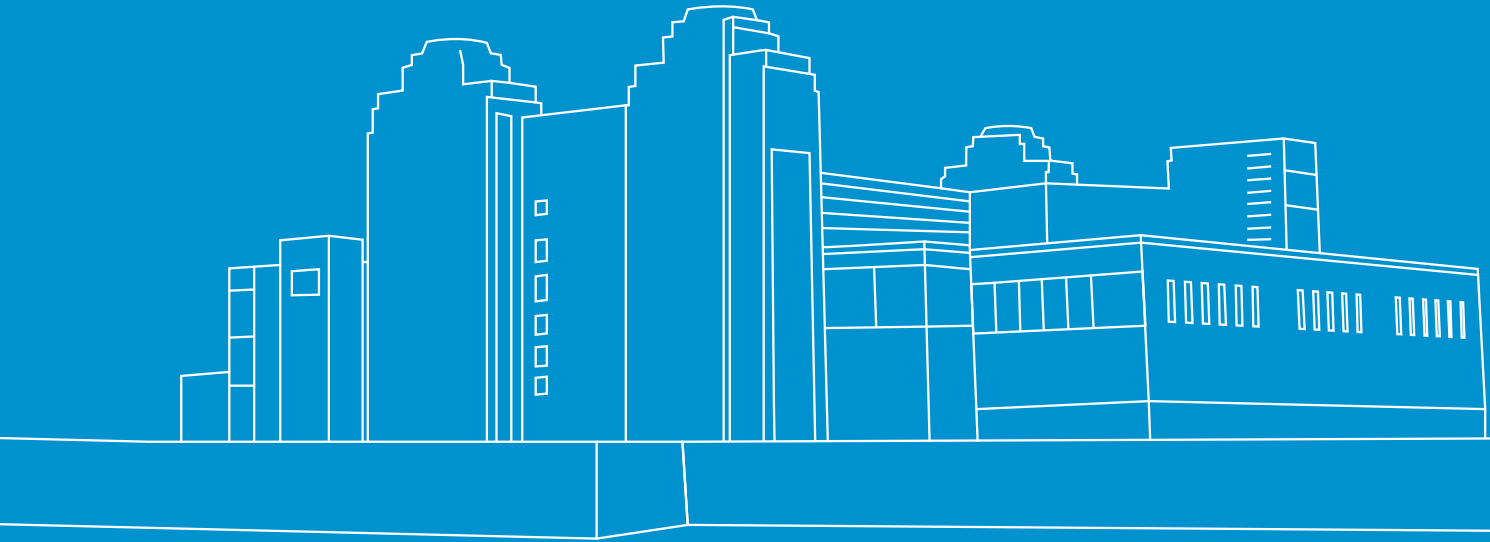


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# Industrial



## Auction House North East - Tuesday 5th April 2016

**SOLD**  
**£55,000**

Wilson Street, Thornaby, Stockton-on-Tees, Cleveland TS17 7AR

\*GUIDE PRICE **£55,000+**

\*Description on Auction Information page

**This commercial property will appeal to a property investor / developer as well as a local business looking to expand.**

Requiring some refurbishment, this property on Wilson Street comprises of a two storey brick built office building with ancillary workshop accommodation.

### Description:

**Ground Floor:** The ground floor features a workshop with kitchen and W.C facilities. To the first floor are a number of cellular offices and meeting rooms. Please view the floorplan to see the layout of this property.

**Location:** Ideally located for easy access throughout the North-East via the nearby A66 and A19. The premises are located on Wilson Street directly accessed from Harewood Road.

**Size:** We calculate that the premises provide the following approximate gross internal areas:

Ground Floor Workshop 49.33m<sup>2</sup> (531 sq ft)

Ground & First Floor Offices 167.5 m<sup>2</sup> (1,803sqft)

Total GIA 217.39m<sup>2</sup> (2,340sqft)

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.



**Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property**

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Stockton-on-Tees Borough Council

**Solicitors:** Spratt Endicott Solicitors, 52-54 The Green, South Bar Street, Banbury, Oxfordshire, OX16 9AB. Tel: 01295 204111. Ref: Emma Buck.

**EPC:** E

Unit 14b Nene Business Park, Queen Street, Wisbech, PE13 3YB

\*GUIDE PRICE **£40,000 - £60,000**

\*Description on Auction Information page



**A B2 freehold semi detached industrial unit currently used as a garage with a current income of £4,800 pa.**

The unit is within a secure gated area and provides electric roller shutter doors with an interior work space of 91.6sq/m including a cloakroom and first floor office.

There is electricity and mains water to the unit.

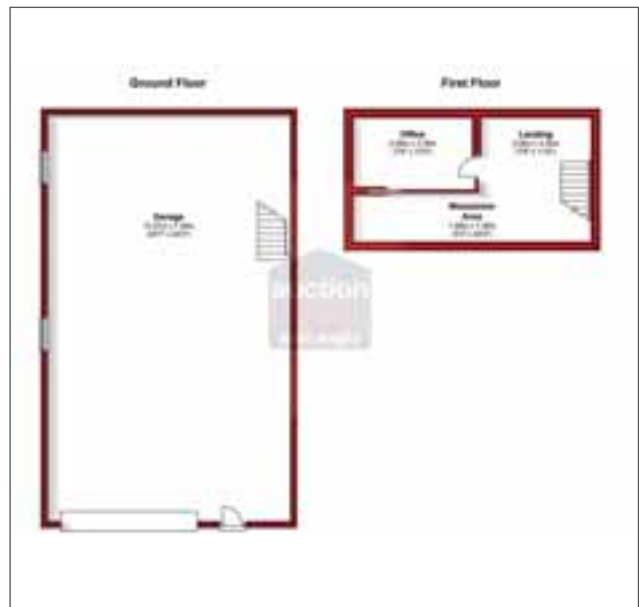
Nene Business Park is situated within Wisbech town. Wisbech lies between King's Lynn and March and offers numerous shopping and recreational facilities.

**Description:**

**Ground Floor:** Workshop, Cloakroom

**First Floor:** Office, mezzanine storage area

**Outside:** Parking to the side



**For further information and legal pack please go to [www.auctionhouse.uk.net/eastanglia](http://www.auctionhouse.uk.net/eastanglia)**

**Tenure:** Freehold

**Local Authority:** Fenland District Council. Tel: 01354 654321

**Solicitors:** Hawkins Ryan Solicitors, 19 Tuesday Market Place, King's Lynn, PE30 1JW. Tel: 01553 691661. Ref: Mrs Stella Anderson.

**Viewing:** Open day scheduled for Thursday 17th, 24th and 31st March between 10:30am - 11am.

**Energy Performance Certificate (EPC):** Please refer to legal pack.





## Property Types for Auction

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**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



**Building Land**

**auCTIONHOUSE.co.uk**

23 Corringham Road, Stanford-le-Hope, Essex SS17 0AQ

**\*GUIDE PRICE = £175,000**



**A VACANT FREEHOLD commercial premises comprising lock up shop and first floor accommodation most recently used as a Dental Laboratory.**

**Tenure**

Freehold

**Description**

The property comprises a flat-fronted shop premises with 1st floor former residential accommodation above. There is a forecourt area to the front elevation and a garden/yard area to the rear of the property. Stanford-le-Hope rail station to London Fenchurch Street is approximately 2km to the west. The property lends itself to a variety of uses, subject to planning, including conversion of the first floor to residential.

**Accommodation**

**Shop**

Internal width-18'4(5.59m) x 14'(4.28m)  
Rear room-11'2(3.4m) x 12'10(3.93m)  
2nd rear room-6'6(1.97m) x 12'6(3.81m)  
Lobby area-6'2(1.88m) x 7'6(2.28m)

**1st Floor**

Small landing  
Room 1-13'7(4.14m) x 13'1(4m)  
Room 2-11'6(3.5m) x 11'8(3.55m)  
Room 3-11'1(3.38m) x 5'11(1.81m)  
Bathroom-3'2(2.52m) x 5'11(1.8m)

**Note**

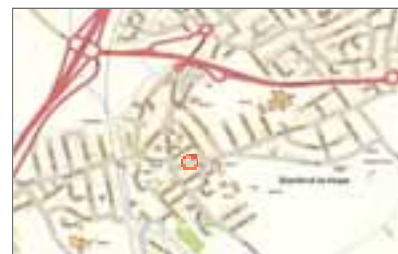
At the time of instruction Auction House Essex have not inspected this property.

**EPC Rating**

An EPC has been instructed.

**Viewing Details**

By appointment with auctioneer. Tel: 01702 333399







Heighton House, 19 Barnwood Road, Gloucester GL2 0SD

\*GUIDE PRICE **Auction Guide £400,000 to £450,000**

Description on Auction Information page



**Detached Victorian house former care facility.**

Detached Victorian house on two storeys and substantially extended to front and rear. Outside is parking in the rear garden for 5-8 vehicles. Offering huge potential. Until recently used as accommodation for eight adults with learning difficulties, this substantial house offers potential for a similar use, or as self-contained flats or reinstatement as a single dwelling.

**Description:**

**Situation:** Established residential area fronting a popular main road location convenient to bus routes, Gloucester City centre, ring road and M5, M4, M32.

**Ground Floor:** 20' Entrance Conservatory. uPVC double glazed pitched roof.Reception Hall 23'8" x 6'. Stairs and hallway off.

Lounge 17' x 13'3" plus bay. Dining Room 13' x 10'9" Victorian marble fireplace.

Reception 3 13'3" x 11' plus bay. Breakfast Room 13'3" x 13' / 11'

Kitchen 11'3" x 9'7" Base and wall cupboards, walk-in larder 13'4" x 5'3".

Rear hallways with secondary staircase. Reception 4 - 10'6" x 11'8"

Reception 5 - 11'4" x 10'6". Reception 6 - 11'3" x 10'3"

Laundry 10'4" x 10'2". Cloakroom/Shower.

**First Floor:** Bathroom 13'2" x 5'0". Bedroom 1 - 11'4" x 9'6"

Ensuite Shower Room 11'8" x 5'0" Bedroom 2 - 10'0" x 11'6" average.

Bedroom 3 - 13'6" x 13'0" plus bay. Bedroom 4 - 13'0" x 11'0".

Bedroom 5 - 11'0" x 9'9". Bedroom 6 - 11'2" x 9'7".

Bedroom 7 - 11'7" x 10'7". Bedroom 8/office - 11'4" x 10'7".

Bedroom 9 - 10'4" x 10'2". Shower Room 10'3" x 6'0" plus 5'2" x 2'10".

Separate Cloakroom 4'9" x 4'0" plus recess.

**Outside:** Gardens - surrounding the house, laid mostly to lawns with off street parking off Grosvenor Road for 5 to 8 cars.

**Joint Auctioneer:** KJT Gloucester

8 Worcester Street, Gloucester GL1 3AA

Telephone: 01452 417447



**For further information and full auction legal pack go to [www.auctionhouseglos.co.uk](http://www.auctionhouseglos.co.uk)**

**Tenure:** Freehold with vacant possession **EPC:** tbc

**Services:** Mains water, electricity, drainage and gas connected. Gas fired central heating.

**Local Authority:** Gloucester District Council

**Solicitors:** Priory Group Legal, 80 Hammersmith Road, London W14 0SD.

Tel: 0207 605 0922 Ref: Laura Neubauer

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouseglos.co.uk](http://www.auctionhouseglos.co.uk). All published information is to aid identification of the property and is not to scale.



# Residential Investments



## Property Types for Auction

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**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



**Building Land**

**[auctionhouse.co.uk](https://www.auctionhouse.co.uk)**



Flat 2 2b East Street, Abington, Northampton NNI 5JZ

\*GUIDE PRICE **£85,000 - £95,000**

\*Description on Auction Information page



**A nicely presented second floor apartment with two double bedrooms located on the Wellingborough Road in Northampton convenient for a number of local restaurants, bars and designer shopping outlets**

An ideal residential investment opportunity, currently let on a periodic Assured Shorthold Tenancy at a rent passing of £540 per calendar month. The accommodation comprises an entrance hall with secure telephone entry system, a private entrance hall, lounge, kitchen/diner, two double bedrooms and a bathroom and is fitted with PVCu double glazing and electric night storage radiator heating.

**Description:**

**Accommodation:**

Communal entrance hall, private entrance hall, lounge, kitchen/diner, bedroom one, bedroom two and bathroom.

**Terms of the Lease:**

The property is offered with the benefit of 100 years remaining on the lease. The service charge is currently £700 per annum.

**Tenancy Agreement:**

The property is currently let on an Assured Shorthold Tenancy let to a Mr D Stout, in residence since May 2011.

**Energy Performance Rating**

Current Rating G

Potential Rating F



**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** Leasehold

**Services:** Main drainage, water and electricity are connected. Central heating is through radiators from an electric system which also provides the domestic hot water. (None of these services has been tested).

**Local Authority:** Northampton Borough Council

**Solicitors:** Key Conveyancing, St Edmunds House, St Edmunds Road, Northampton NNI 5DY Ref: Janet Stevenson

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale

**EPC:** Included within the legal pack



Kinsley Church Apartments, Wakefield Road, Kinsley, Pontefract WF9 5NG

**\*GUIDE PRICE £800,000+**

*\*Description on Auction Information page*



**Returns in excess of 10%**

This lot comprises freehold title and 18 individual leasehold apartments within this substantial, detached former church building. Over looking Hemsworth water park, the property has a footprint extending to approximately 460 m sq, and stands on a roughly rectangular shaped plot extending to approx three-quarters of an acre.

The property is located between Hemsworth and Kinsley villages and sits 8 miles south east of Wakefield and 20 miles south east of Leeds. The nearest train station is Fitzwilliam, from which there is regular access to Leeds and Wakefield. The property is also situated on local bus routes with a stop right outside on both sides of Wakefield Road.

The church conversion now comprises 18 apartments split over 3 floors, 6 of which have 2 bedrooms with the remaining 12 having one bedroom. The upper floor apartments are duplexes, with most of these offering mezzanine levels and loft style rooms, with the penthouse flat containing a separate upper floor room. All apartments are separately metered (electric only) and come with a range of unique and interesting features with exposed beams and feature windows in many.

Externally the property benefits from a secure gated and fenced communal car park with remote control access for residents. There is an intercom telephone entry system to all apartments. The property is fully compliant with all fire safety regulations. An alarm and emergency lighting system is installed and monitoring/inspection procedures are in place. The property includes the freehold and long leaseholds for all 18 apartments (999 years starting Oct 2001, excluding flats 10 and 11 which started Jan 2002). The buyer has the opportunity to create ground rents for each of the 18 apartment leases to subsequently sell on.

Externally the property benefits from a secure gated and fenced communal car park with remote control access for residents. There is an intercom telephone entry system to all apartments. The property is fully compliant with all fire safety regulations. An alarm and emergency lighting system is installed and monitoring/inspection procedures are in place. The property includes the freehold and long leaseholds for all 18 apartments (999 years starting Oct 2001, excluding flats 10 and 11 which started Jan 2002). The buyer has the opportunity to create ground rents for each of the 18 apartment leases to subsequently sell on.

**Note:** An 8 week completion applies to this lot.



**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Wakefield City Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale

**EPC:** see legal pack

**SOLD**  
**£1,050,000**

Flat 1-9, 29 Truro Road, Wood Green, London N22 8EH

**A Fully Let End of Terrace Converted House  
Comprising Nine Self-Contained Studio Flats  
Producing £88,594.92 per annum.**

**Location**

The property is situated in the North London area of Wood Green close to local shops and amenities. Transport links are provided by Wood Green underground station.

**Tenure**

Freehold

**Current Rent Reserved  
£88,594.92 per annum**

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Annual Rent
Flat A	Rear Ground	Studio Flat	AST at £832 pcm	£9,984
Flat 1	Ground	Studio Flat	AST at £753.69 pcm	£9,044.36
Flat 2	Ground	Studio Flat	AST at £749.66 pcm	£8,996
Flat 3	First	Studio Flat	AST at £800.02 pcm	£9,600.24
Flat 4	First	Studio Flat	AST at £800.02 pcm	£9,600.24
Flat 5	First	Studio Flat	AST at £851.66 pcm	£10,220
Flat 6	Second	Studio Flat	AST at £865.28 pcm	£10,383.36
Flat 7	Second	Studio Flat	AST at £865.28 pcm	£10,383.36
Flat 8	Second	Studio Flat	AST at £865.28 pcm	£10,383.36



**\*GUIDE PRICE = £975,000+**

**SOLD**  
**£780,000**

31 Harpenden Road, Tulse Hill, London SE27 0AG

**A Mid Terrace House Converted to Provide Seven  
Self-Contained Studio Flats. Six Flats are Let  
Producing £52,200 per annum. One Flat is Vacant.**

**Tenure**

Freehold

**Location**

The property is situated in the South East London area of Tulse Hill close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by Tulse Hill rail station.

**Exterior**

The property benefits from a garden accessed via Flat 3.

**Current Rent Reserved  
£52,200 per annum. Vacant  
Possession of Flat 6**

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Annual Rent
Flat 1	Ground	Studio Flat	Let on an AST at £800 pcm	£9,600
Flat 2	Ground	Studio Flat	Let on an AST at £780 pcm	£9,360
Flat 3	Ground	Studio Flat	Let on an AST at £780 pcm	£9,360
Flat 4	First	Studio Flat	Let on an AST at £800 pcm	£9,600
Flat 5	First	Studio Flat	Let on an AST at £400 pcm	£4,800
Flat 6	First	Studio Flat	Vacant	
Flat 7	Second	Studio Flat	Let on an AST at £790 pcm	£9,480



**\*GUIDE PRICE = £750,000+**

49, Dennyduff Road, Fraserburgh, AB43 9LY

\*GUIDE PRICE **£49,950+**  
\*Description on Auction Information page



**Three bed mid-terraced house**

Exceptional opportunity to purchase this traditional mid-terraced house in an established residential area of Fraserburgh. The property comprises entrance vestibule, large lounge, fully fitted kitchen, three bedrooms and family bathroom. The exterior space offers a great sized rear garden and a well maintained front garden. The property requires a degree of upgrading and refurbishment throughout but offers fantastic potential for development. Due to the size and nature of the accommodation, this rare opportunity would appeal to a wide range of purchasers including first time buyers, property developers and buy to let investors - huge 19% potential rental yield.

**Home Report £98,000**  
**Exceptional buy to let**  
**Fantastic first time buy**  
**Walking distance to local schooling**  
**Huge discount from Home Report value**  
**Potential rental value £800pcm at LHA / £9,600pa**

**Area**

Located within an established residential area of Fraserburgh, this property would be ideally located to ample local amenities and access to public transport links. Fraserburgh is a popular coastal town outside Aberdeen. There is a good choice of local shops, bars and restaurants and its own gold course. This is a popular buy to let locale for people working for the oil industries. The town comprises several attractions including an award winning sand beach, a major harbour, the Lighthouse Museum, Heritage Centre and a variety of amenities and facilities all within close proximity.



**For further information and the legal pack go to**  
**[www.auctionhousescotland.com](http://www.auctionhousescotland.com)**

**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** Aberdeenshire Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.  
**EPC:** F

8, Merchant Street, Edinburgh, EH1 2QD

**\*GUIDE PRICE £185,000+**

*\*Description on Auction Information page*



**Four bedroom first floor flat**

This generously sized main door first floor flat enjoys an enviable position in the old town area of Edinburgh. The accommodation comprises of lounge, dining room, four bedrooms, kitchen, shower room and separate wc. In addition, the property also offers white meter heating and fire alarm.

**Home Report £200,000**

**Attractive city centre location**

**Potential for HMO accommodation**

**Previously HMO licensed**

**Area**

The property is located in the historic old town area of Edinburgh combining city centre living with charm and character. The main commercial areas of Princes Street and George Street are within easy reach and the property is conveniently located for many of the Edinburgh University buildings. Bus services are easily accessible and Waverley railway station is also within a short walk.

**Comparables:**

3 Merchant Street: Sold £225,000 11/15

19 Merchant Street: Sold £215,000 04/09

3 Merchant Street: Sold £291,000 10/07



**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** City of Edinburgh Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.

**EPC:** F

41, Dervaig Gardens, Airdrie, ML6 7TN

**\*GUIDE PRICE £1+**  
\*Description on Auction Information page



**Three bedroom top floor flat**

Exceptional opportunity to purchase this 3 bedroom top floor flat in a quiet residential area of Upperton. The property is comprised of entrance hallway, lounge, kitchen, vestibule, three bedrooms and family bathroom. There is also a shared balcony that can be accessed via the kitchen. The property requires significant upgrading throughout but offers huge potential for development. The exterior of the property offers well-kept communal gardens and on street parking. On completion of works, this fantastic opportunity would be an ideal buy to let investment offering an outstanding potential rental yield.

- Exceptional development opportunity**
- Incredible buy to let investment**
- Huge potential**
- Top floor position**
- Priced to sell**
- Area**

Upperton is a quiet village in North Lanarkshire near Airdrie and Coatbridge. Airdrie town centre is a short drive away as is the neighbouring village of Chapelhall that has many local amenities, library, supermarket, local medical centre, post office and a selection of small shops, school campus and local hotel. The property also benefits from its close proximity to the M8 Motorway and travel links both east and west.

**Comparables:**

- 29 Dervaig Gardens: Sold £25,000 08/15
- 51 Dervaig Gradens: Sold £31,500 11/13

**Unsafe properties -**

Unsafe properties are evidently in a condition that poses a serious risk to the health or safety of occupants or visitors, or where the way the home is marketed suggests it is unsuitable for occupation in that condition. There is little point in a condition survey being undertaken on a home that is unfit for occupation in any case, and is being advertised as such.

**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**



**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.  
**Local Authority:** North Lanarkshire Council  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.



**SOLD**  
**£1,450,000**

294 Coldharbour Lane, Brixton, London SW9 8SE

**A Fully Let Double Fronted Mid Terrace  
Converted House Comprising Eight Self-  
Contained Studio Flats Producing £76,560 p.a.**

**Location**

The property is situated in the South West London area of Brixton close to local shops and amenities. The open spaces of Loughborough Park are within easy reach. Transport links are provided by Loughborough Junction and Brixton rail and underground stations.

**Tenure**

Freehold

**Exterior**

The property benefits from a communal courtyard

**Current Rent Reserved  
£76,560 per annum**

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Annual Rent
Flat A	Lower Ground	Studio Flat	AST at £700 pcm	£8,400
Flat B	Lower Ground	Studio Flat	AST at £790 pcm	£9,480
Flat 1	Raised Ground	Studio Flat	AST at £880 pcm	£10,560
Flat 2	Raised Ground	Studio Flat	AST at £650 pcm	£7,800
Flat 3	First	Studio Flat	AST at £1,000 pcm	£12,000
Flat 4	First	Studio Flat	AST at £1,000 pcm	£12,000
Flat 5	Second	Studio Flat	AST at £610 pcm	£7,320
Flat 6	Second	Studio Flat	AST at £750 pcm	£9,000



**SOLD**  
**£1,080,000**

88 Glenarm Road, Hackney, London E5 0LZ

**A Fully Let Mid Terrace Building Comprising Four  
Self-Contained Flats (1 x Two Bedroom Flat & 3 x  
One Bedroom Flats) Producing £45,540 per  
annum**

**Location**

The property is situated in the East London area of Hackney close to local shops and amenities. The open spaces of Hackney Downs are within easy reach. Transport links are provided by Homerton overground station.

**Tenure**

Freehold

**Exterior**

The property benefits from a rear garden accessed via Flat 2.

**Current Rent Reserved  
£45,540 per annum**

**Description**

The property comprises a mid terrace converted house arranged ground and two upper floors internally arranged to provide four self-contained flats.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Lower Ground	One Bedroom Flat	AST at £800 pcm	£9,600
Flat 2	Raised Ground	One Bedroom Flat	AST at £1,175 pcm	£14,100
Flat 3	First	One Bedroom Flat	AST at £1,020 pcm	£12,240
Flat 4	Second	One Bedroom Flat	AST at £800 pcm	£9,600



Flat 6, 18, Murroch Avenue, Dumbarton, G82 3DP

**\*GUIDE PRICE £15,000+**

*\*Description on Auction Information page*



**Two bedroom maisonette flat**

This well presented and spacious maisonette flat offering accommodation over two levels comprising of welcoming reception hallway, lounge and fitted kitchen, two double bedrooms and bathroom. Internally the property has partial double glazing and gas central heating. Externally there is a secured entry system in place.

- Home Report £35,000**
- Great sized maisonette flat**
- Fantastic discount to HR value**
- Sought-after buy to let locale**
- Potential rental value £450pcm at LHA / £5,400pa**

**Area**

The property lies within easy commuting distance to Drymen, Faslane Naval Base and Couplort. Public transport and rail links are also within easy commuting distance as is primary and secondary schooling. Balloch Town Centre lies only a short distance away where you can find the beautiful Balloch Marina, Balloch Country Park and Lomond Shores where you can find the new retail and leisure development. Heading eastbound on the A82 will take you towards Clydebank and Glasgow City Centre where further amenities can be found. Glasgow's International Airport and Braehead Shopping Centre can be easily achieved via the toll free Erskine Bridge.

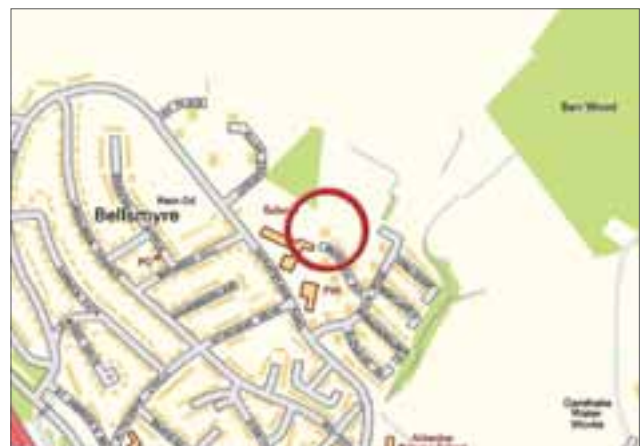
**Comparables:**

- Whiteford Road: Sold £34,500 09/15
- Aitkenbar circle: Sold £40,000 05/15



**For further information and the legal pack go to [www.auctionhousescotland.com](http://www.auctionhousescotland.com)**

- Tenure:** Freehold
- Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.
- Local Authority:** West Dunbartonshire Council
- Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.
- EPC:** C



Tregoning House, 6 Lescudjack Road, Penzance TR18 3AD

\*GUIDE PRICE **£165,000 - £185,000**

\*Description on Auction Information page



**Residential Investment Property**

A substantially constructed end terrace property, divided into 3 self contained flats. An ideal Investment Property with good letting potential. Vacant possession. (2 x 2 bedroom flats and 1 x 1 bedroom flat)

**Description:**

**Flat 1:** Approached via Front Entrance, with door to communal Hall, with doors to Flats 1 and 3: LOUNGE 15' 8" x 12' 0" (4.8m x 3.66m) max; INNER HALL with access to: DINING ROOM 11' 5" x 9' 6" (3.5m x 2.9m) with door to shower room and open access to; KITCHEN 8' 10" x 4' 11" (2.7m x 1.52m); SHOWER ROOM

FIRST FLOOR (FLAT 1) Landing with doors to: BEDROOM ONE 9' 8" x 7' 4" (2.97m x 2.25m); BEDROOM TWO 11' 5" x 6' 2" (3.48m x 1.9m).

**Flat 3:** Approached via Front Entrance, with door to communal Hall, with doors to Flats 1 and 3: FIRST FLOOR From Flat 3 entrance, stairs lead to the first floor. There is a Toilet on the Half-Landing: SHOWER ROOM: BEDROOM ONE 9' 8" x 6' 0" (2.95m x 1.83m); SECOND FLOOR (FLAT 3: Stairs lead to the Second Floor Landing with doors to: LIVING ROOM 14' 9" x 8' 2" (4.52m x 2.5m) KITCHEN 9' 10" x 6' 2" (3m x 1.9m) with views of Mounts Bay and St Michaels Mount: BEDROOM TWO 12' 4" x 7' 4" (3.78m x 2.26m).

**Flat 2:** Approached via Thornberry Terrace entrance. Door to; KITCHEN 10' 4" x 6' 2" (3.15m x 1.9m); INNER HALL with door to: SHOWER ROOM LIVING ROOM 13' 9" x 10' 5" (4.2m x 3.2m) with stairs to: FIRST FLOOR (FLAT 2) door to: BEDROOM 14' 0" x 10' 9" (4.27m x 3.28m).

**Outside:** There is a small enclosed courtyard with pedestrian gate to Thornberry Terrace and doors to Flats 1 and 2.

**Viewing**

There will be regular viewing sessions in the lead up to the auction via our joint auctioneers Millerson, Penzance  
T: 01736 361282 E: penzance@millerson.com



**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Cornwall Council

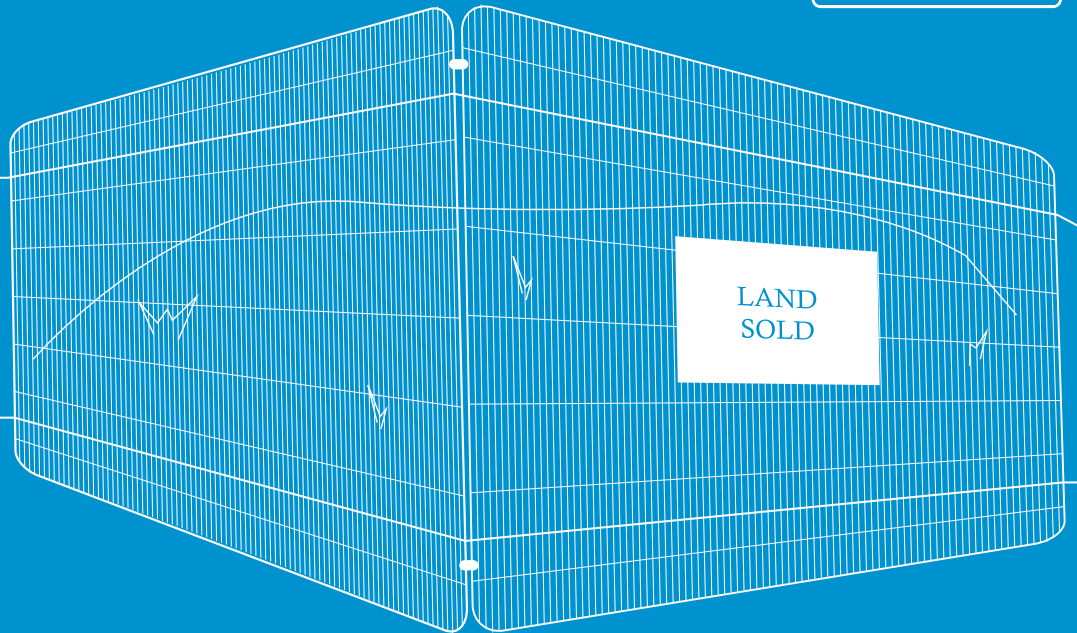
**Solicitors:** Nalders Solicitors, First Floor, 104 Market Jew Street, Penzance, Cornwall, TR18 2LE. Tel: 01736 364014 Ref Ellen Regan

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale

**EPC:** Bands F & G



# Building Land



## Auction House Herts & West Essex - Wednesday 13th April 2016



Plot 104 Hermitage Lane, Barming, Maidstone, Kent, ME16 9QQ

\*GUIDE PRICE **£20,000+**

\*Description on Auction Information page

### A parcel of future potential development land

Located on Hermitage lane in Maidstone is Opportunity to purchase this plot of investment land. This plot is from within a larger tract of land and benefits from road access. The plot is considered amenity land and regarded as a long term investment.

**Location:** This plot of land is in a area which is currently being developed and locally a new build site by Bovis is currently offered for sale. For any information regarding possible development opportunities please contact the local authorities.

**Viewings:** No prior appointment needed for viewings in daylight hours.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Kent County Council

Land adjacent to Stanborough Farm, Great North Road, Welwyn Garden City, Hertfordshire AL8 7TE

**\*GUIDE PRICE £135,000+**

\*Description on Auction Information page



Located on the south side of Welwyn Garden City close to junction 4 of the A1, a rare consent within the greenbelt to convert approximately one acre of paddock land to business use. The approved consent is for the erection of a single storey timber building, two poly tunnels, car parking, hard standings, green waste storage pits, water and rainwater harvesting and recycling tanks, to be used as a worm farm.

**Description:**

**Timber Building:**

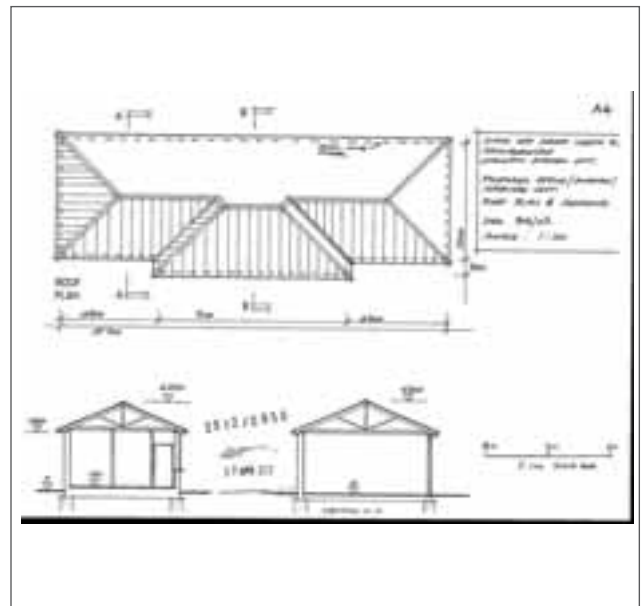
The approved timber building will include an office, kitchen, toilets, changing rooms, a shower and three lock up garages.

**Planning Consent:**

Planning application no. APP/C1950/A/13/219662. (N6/2012/0650/MA) Decision date 2 January 2014.

**For further information and legal pack go to [www.auctionhousebb.co.uk](http://www.auctionhousebb.co.uk)**

**Tenure:** Freehold  
**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services  
**Local Authority:** Welwyn Hatfield Borough Council - 01707 357000  
**Solicitors:** Derek Bridges, 12 Wood Street, Barnet EN5 4BQ. Tel: 0208 449 7326 Ref: Nick Osborne nickosborn@derrickbridges.co.uk  
**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhousebb.co.uk](http://www.auctionhousebb.co.uk). All published information is to aid identification of the property and is not to scale  
**EPC:** N/A



**SOLD PRIOR  
£13,000**

**Plot Of Land, West Hillhead Road, Broughty Ferry, DD5 3QS**

**\*GUIDE PRICE £10,000 - £15,000**

*\*Description on Auction Information page*

**Plot of land**

A well proportioned plot of land within the sought after locale of Broughty Ferry, Dundee. The plot extends to approximately 0.75 acres and has potential for a number of uses subject to acquiring the relevant planning consents. The plot is to the end of a residential road as such services are nearby and you have views onto open fields.

**Excellent development opportunity**

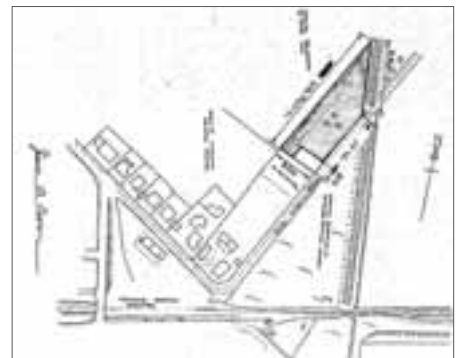
**Great sized plot approx. 0.75 acres**

**Services nearby**

**Open views to countryside**

**Area**

Located to the bottom of West Hillhead Road in the popular village of Monikie. The village of Monikie lies just 10 miles North-East of Dundee and close to the nearby towns of Camoustie, Monifieth and Broughty Ferry.



**Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhousescotland.com](http://www.auctionhousescotland.com). All published information is to aid identification of the property and is not to scale.**

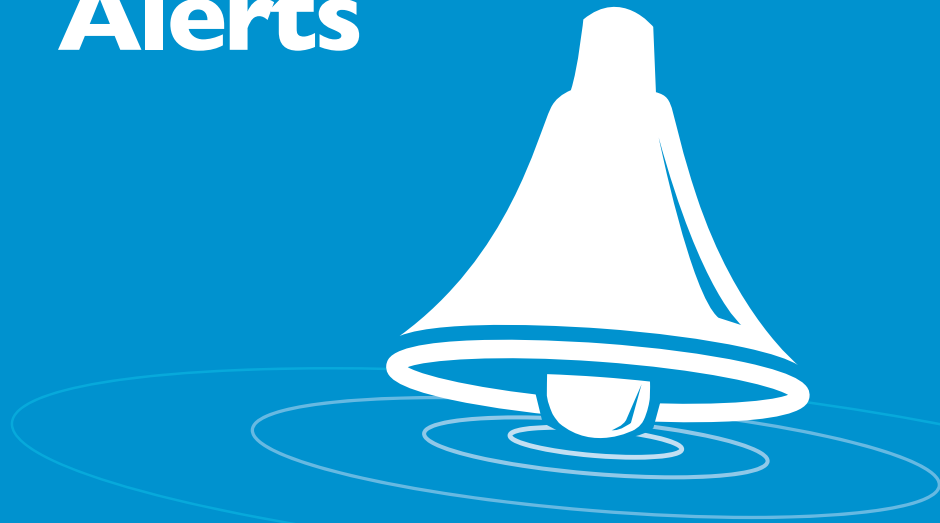
**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Dundee City Council



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**Newsletter & Property Alerts**



Visit [auctionhouse.co.uk/account/register](http://auctionhouse.co.uk/account/register) to register

# Multi Lets



## Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



**Building Land**

**[auctionhouse.co.uk](https://www.auctionhouse.co.uk)**

269 Kiln Road, Benfleet, Essex SS7 1RU

**\*GUIDE PRICE = £160,000**



**A FREEHOLD Terraced investment opportunity currently let and comprising a retail unit a two bedroom self contained flat and a Detached GARAGE at rear. Producing a Total Rental Income of £14,520 PA.**

**Description**

A mixed investment in a busy trading position on the A13 close to the A129 junction and comprising a lock up shop with a self contained two bedroom flat above. The flat is in need of some refurbishment.

**Accommodation**

**Lock up shop 269a Kiln Road**

Retail area 30'4" (9.24m) x 16'1" (4.9m) > 10'6" (3.2m)

Office 16'3" (4.95m) x 8'1" (2.46m)

Kitchen 12'8" (3.86m) x 8'3" (2.51m)

Cloakroom/WC

**First floor flat 269b Kiln Road**

Approached via its own entrance

Lounge 15'5" (4.68m) x 10'7" (3.22m)

Kitchen 7' (2.13m) x 5'6" (1.67m)

Bedroom 1 15'3" (4.64m)

Bedroom 2 10'9" (3.27m) x 10'6" (3.2m)

Bathroom/WC

Detached Garage at Rear

**Tenancy**

269a Kiln Road is let at a rent of £460 pcm. 269b Kiln Road is let on an AST at a rent of £550 pcm. The Garage is let at a Rent of £200 pcm.

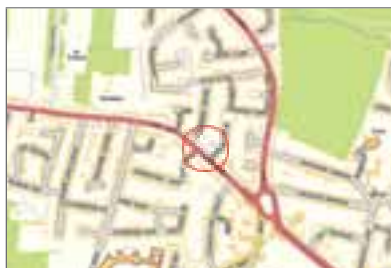
TOTAL INCOME £14,520 PA

**Viewing Details**

By appointment with auctioneer and at the courtesy of the tenant. Tel: 01702 333399

**Joint Auctioneers**

Think Property  
01702 470625

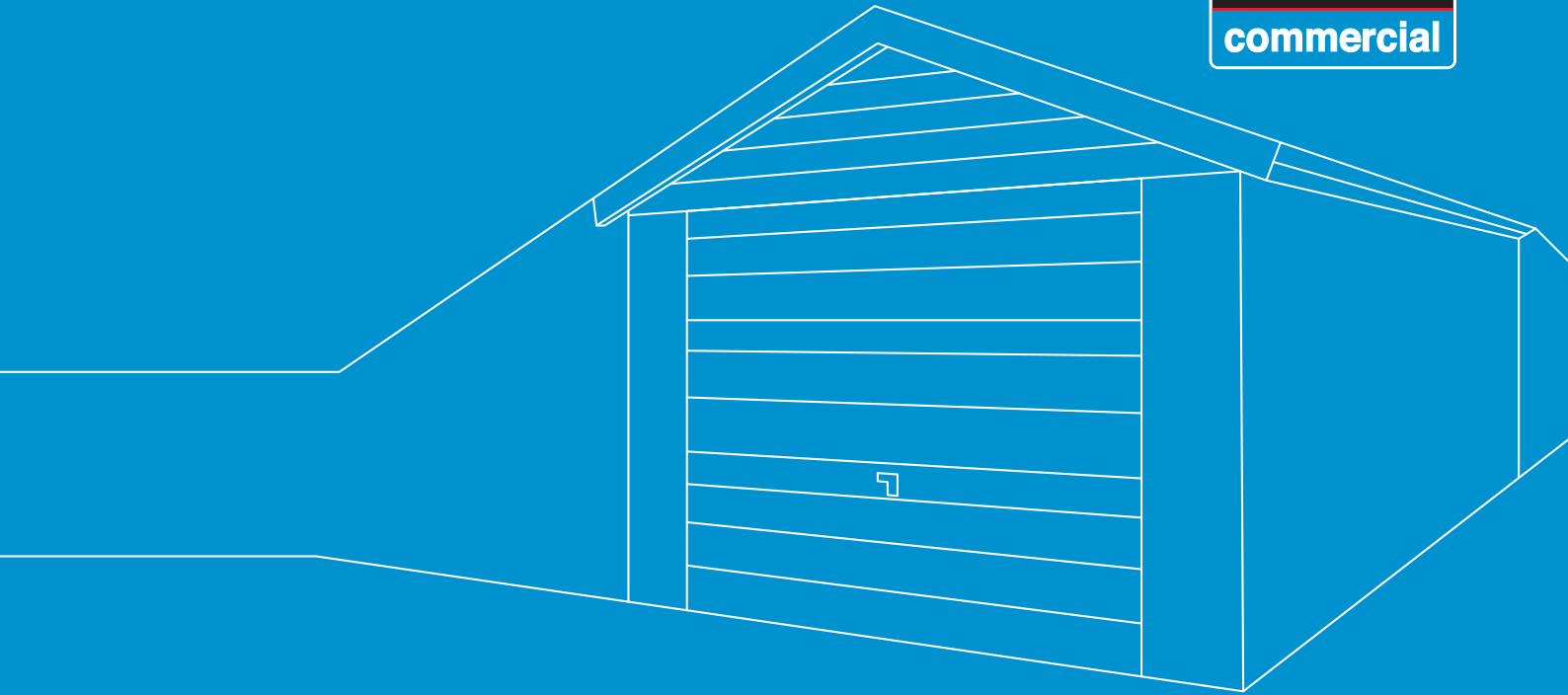


**Note**

Our joint auctioneers, Think Property, are currently the managing agents of this property and would be delighted to continue management at a concessionary fee of 5% plus VAT. Auction House Essex have not inspected this property internally at the time of print.



# Garages



## Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



**Building Land**

**[auctionhouse.co.uk](https://www.auctionhouse.co.uk)**



Outbuildings to the rear of 98 Derby Road, Chesterfield, Derbyshire S40 2EF

\*GUIDE PRICE **£10,000**

\*Description on Auction Information page



**An interesting opportunity to purchase a double garage site with adjoining store and first floor accommodation**

Together with concrete yard area to the front, useful wc and useful under stair store. Suitable for a variety of uses and having development potential, subject to local authority consents.

**Description:**

**Directions:** Leave Chesterfield via the A61 Derby Road and proceed for approximately 1.5 miles and the property is situated on the corner of Derby Road and Hawthorne Street and is actually accessed off Hawthorne Street. The property is situated on the right hand side and clearly identified by a for sale sign board.

**Accommodation:** Double gated entrance gates lead to the concrete yard leading to two single up and over garage doors leading to a Detached Store being 5.5m x 4.7m (maximum overall dimensions) with opening through to store. Store having entrance door and three windows and having maximum overall dimensions of 4.7m x 5m with a flight of stairs leading to the First Floor Store being 5m x 4.7m (maximum overall dimensions) having useful window.

The property offers potential for a variety of uses subject to the necessary local authority consents to include possible residential and storage/ workshop.

**Outside:** Sees wc and store.

**Special Conditions of Sale:** The purchaser in addition to the fall of the hammer price will be responsible for 1.5% plus vat auction costs subject to a minimum fee of £1950 plus vat whichever is the greater.



**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Chesterfield Borough Council

**Solicitors:** Bilton Hammond, Corner House, Union Street, Mansfield, NG18 1RP. Tel: 01623 675800. Ref: Mark Bilton

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** N/A



# Ground Rents

**auCTION**  
**HOUSE**  
**commercial**

## Auction House Manchester - Tuesday 17th May 2016

**SOLD**  
**£50,000**

1 Grange Road West & 2-4 Oxtan Road, BIRKENHEAD CH41 2QJ

\*GUIDE PRICE **£50,000**

\*Description on Auction Information page



### Ground floor former bar premises with Basement plus freehold of block

Prominently situated at the junction of Grange Road and Oxtan Road, opposite both McDonalds Restaurant and Natwest bank, the property briefly comprises ground floor former bar premises which could also be utilised as office or retail uses, together with basement storage areas. The premises are situated within a large three storey corner property, out of which the two upper floors have been sold off on long leasehold titles. The vendor has retained the freehold with an element of ground rent payable to the freeholder. Please refer to the legal pack for more information. Total net internal floor area: 170.5 sq m (1,835 sq ft). Please note there will be a Buyers Premium of £900 incl VAT payable in addition to the Administration Fee.

**Ground Floor:** Former bar area 105 sq m

**Basement:** Male/female w.c.'s

Kitchen

Office

Boiler room

2 storage cupboards 65.5 sq m

### Viewing

Please contact Roger Hannah & Co on 0161 817 3399



**Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property**

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Wirral Council

**EPC:** D



**SOLD  
£1,100**

## Units 1-17, Premier Business Park, Leys Road, Brierley Hill, West Midlands DY5 3UP

**A Head Leasehold Ground Rent Investment Secured Upon 17 Units, a Studio Flat, a Basement and Land Producing Approximately £370 per annum.**

**Tenure**

Long Leasehold. The property is held on a 999 year lease from 12th May 1998

**Location**

The property is situated in Brierley Hill which is a small town approximately 5 miles west of Birmingham city centre. Transport links are provided by Lye rail station and the M5 motorway is easily accessible.

**Accommodation**

The property comprises 17 units, a studio flat, a basement and some land all sold off on 950 year leases.

**Tenancy**

The studio flat is subject to a ground rent income of £350 per annum. The site itself has a ground rent income of £10 per annum. The various units have ground rents of either £1 or peppercorn.

**Note**

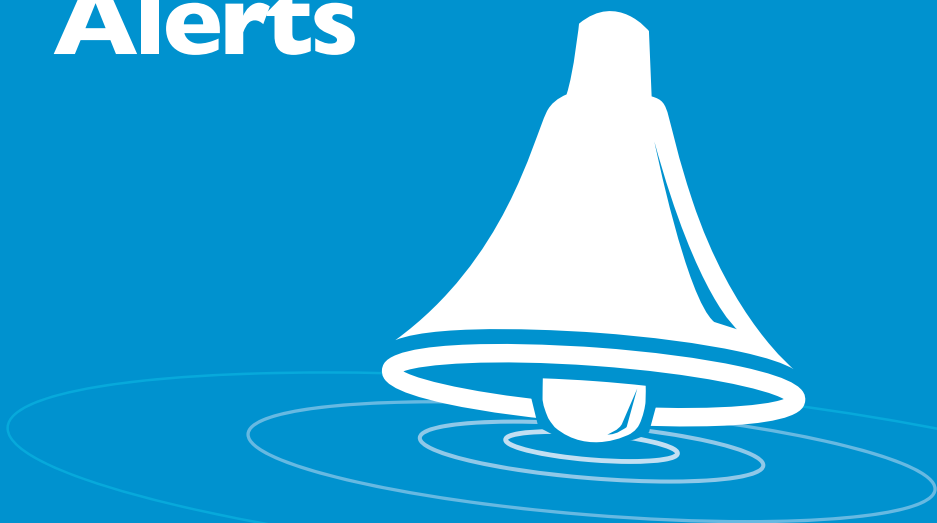
The Head Lessor insures and manages all the buildings on the site.

**VAT is applicable**

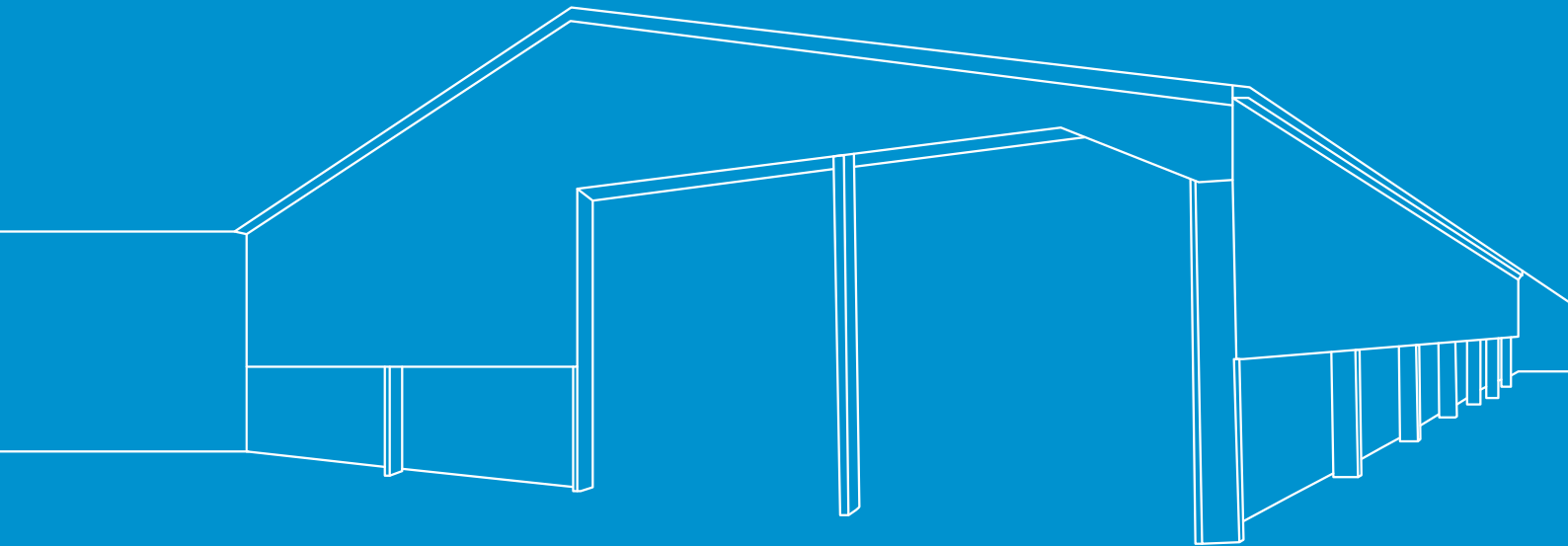
**\*GUIDE PRICE = No Reserve**



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**Properties for Improvement**



**Mixed Use Properties**



**Tenanted Properties**



**Commercial Investments**



**Residential Investments**



**Unique Properties**



**Development Propositions**



**Amenity Land and Other Property**



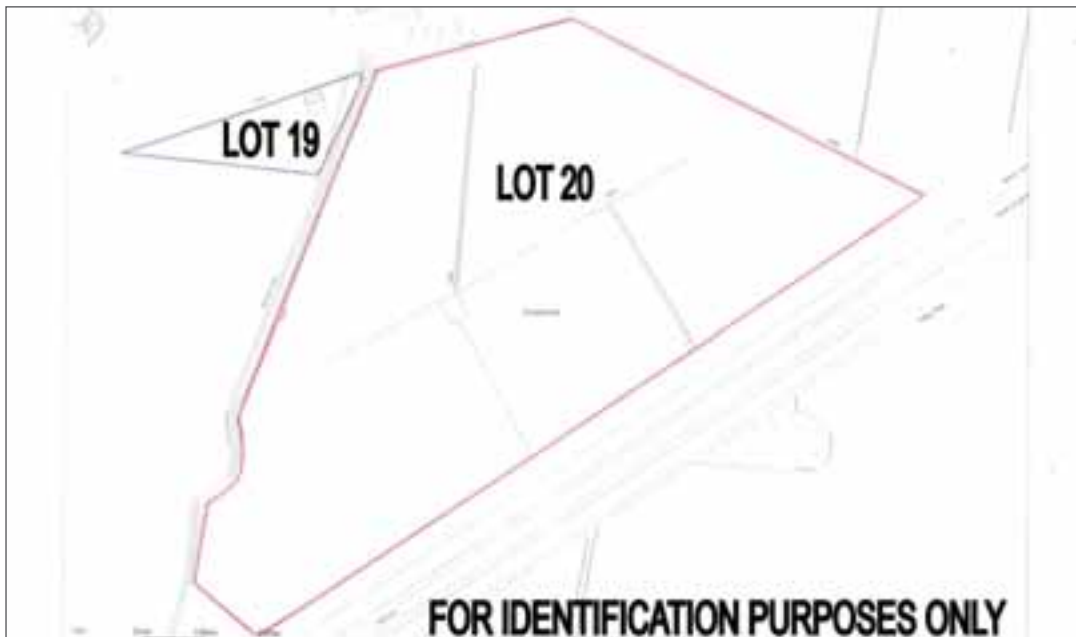
**Building Land**

**auCTIONHOUSE.co.uk**

33.50 Acres Land, Part of Poplar Farm, Scawcett Lane, Epworth, DN9 1LQ

\*GUIDE PRICE **£6,500 - £7,500 Per Acre**

\*Description on Auction Information page



#### Situation

A block of 33.50 acres (13.56 hectares) or thereabouts of freehold land with access from and frontage to Fishings Lane via Scawcett Lane edged red on plan.

#### Description:

A block of freehold land now down to temporary pasture with central stock handling pen and with water available, subject to metering from Poplar Farm. Divided into paddocks with stock proof fencing to 3 of them.

#### Schedule:

N.G. No. 6456) - RLR No. 7383 - 2.58 hectares - Grass Temporary Pasture  
N.G. No. 7267) - RLR No. 9191 - 2.74 hectares - Grass Temporary Pasture  
N.G. No. 8674) - RLR No. 0382 - 2.35 hectares - Grass Temporary Pasture  
N.G. No. 7387) - RLR No. 7866 - 6.00 hectares - Grass Temporary Pasture  
N.G. No. 7384)

Total: 33.52 acres (13.67 hectares).

**Entitlements:** The land has been registered for the receipt of the Basic Farm Payment and entitlements are available to match the areas of land sold. The price to be subject to separate negotiation.

**Note:** The 2 lots of land form part of Poplar Farm. The farmhouse, barn and approximately 7.13 acres of land are available for sale by Private Treaty. See end of catalogue for details.



For further information and legal pack please go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)

**Tenure:** Freehold

**Possession:** Vacant possession will be given on completion.

**Tenantright:** None chargeable nor any dilapidations allowed.

**Local Authority:** North Lincolnshire Council, tel: 01724 297000.

**Viewing:** At any reasonable time.

**Solicitors:** Wilford Smith, 22 Westgate, Rotherham, South Yorkshire, S60 1AP.

Agricultural/Amenity Land

10.84 acres of Agricultural Land at Sharlston, Wakefield WF4 1AD

\*GUIDE PRICE **£85,000 - £110,000**

\*Description on Auction Information page



**10.84 acres of Agricultural Land at Sharlston, Wakefield WF4 1AD**

A single parcel of arable land in a very accessible location adjoining Sharlston Village. The land is deemed capable of producing good arable and grass crops and would also lend itself to a wide range of purposes including agriculture, smallholding, equestrian and amenity uses.

**Location:** The Land is located conveniently between the A638 Doncaster Road and the A645 Wakefield Road. On leaving Wakefield Road on West Lane the land will be found immediately on your right hand side located by the Agents; Auction House For Sale Board.

**Description:** The land is classified as being Grade III on the Defra Agricultural Land Classification. The Soil Survey of England & Wales shows the land to fall within the Bardsey Series being a loam over clay soil suitable for cereals, some roots crops and permanent grassland. The land along with its location is identified on the sale plan.

**Rights of Way, Wayleaves and Easements:** The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether mentioned in these particulars or not. There is a public footpath which crosses the land as shown on the attached plans.

**Basic Payment Scheme:** The land is registered with the Rural Payments Agency however there are no BPS Entitlements included with the sale of this land.

**Environmental Stewardship:** The land is currently in an Entry Level

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** We understand the tenure to be freehold and vacant possession will be given following the 2016 harvest of the Oil Seed Rape crop, subject to verification with the title deeds.

**Services:** We are not aware of any services being connected to the land. Interested parties are invited to make their own enquiries of the relevant authorities.

**Local Authority:** Wakefield Metropolitan District Council, Town Hall, Wood Street, Wakefield, WF1 2HQ

**Solicitor:** Squire Patten Boggs, Park Lane, Leeds, LS3 1ES (Mr D Chan)

**Full Details:** Full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

Stewardship Scheme (ELS). If the Purchaser does not wish to carry on with the ELS then the Vendor will undertake to withdraw the land from this Scheme and repay the monies that have been received.

**Development Clause:** The Vendor reserves the right to receive 30% of any uplift in value on the land due to consent being granted for a use other than agriculture within the next 40 years.

**Viewings:** Strictly by appointment only. Please contact Stephenson and Son at York Auction Centre on 01904 489731.



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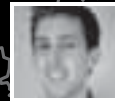
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