



## Manchester Road, Rochdale, OL11 3AH

### Auction Guide £15,000

LAND TO THE REAR OF A ROW OF COMMERCIAL PROPERTIES AND SIX FREEHOLD TITLES

To be sold via online auction - powered by The Auction Group

A plot of land for sale at the rear of a row of commercial properties on a main road location along with six freehold titles making income from the ground rent.

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days  
Bidding window opens - TBC  
Auction Ends- TBC  
Starting price -£15,000 (Reserve price is higher & unpublished)

#### Fees

All fees are payable by banks transfer only (we do not take card payments )

Buyers premium - Please note that there is a buyers premium that applies to this lot of £5000 inc vat, please see the applicable legal pack, payable by the buyer within 2 hours of winning the auction. The buyers premium does not constitute part of the sale price, this is the auctioneers fee and is to be paid over and above the sale price paid to the vendor.

Searches - searches have been ordered and will be made available for download from The Auction Groups website prior to bidding taking place.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

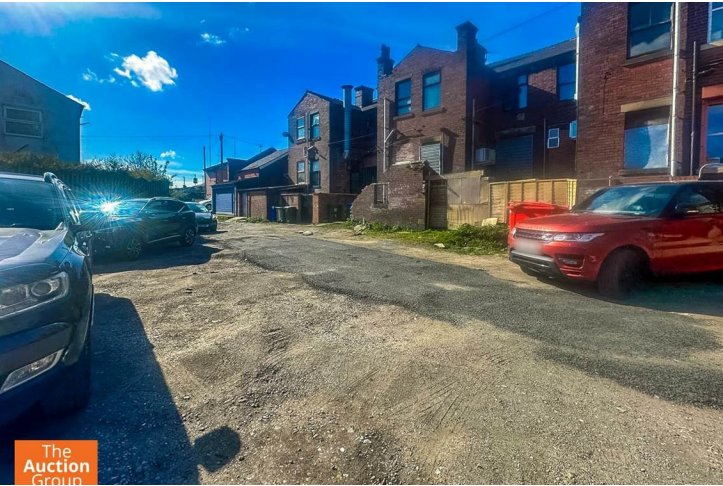


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- To be sold via auction
- Freehold titles of six commercial properties
- Land to rear of commercial properties
- Viewing advised
- Main road location



Directions