

**151 Jubilee Road, Manchester M24 2LY**  
**Auction Guide Price £125,000 - £150,000**



**LOT**  
auction agent

## THE PROPERTY

- Located On Jubilee Road/Dale Road Close To Middleton town centre
- Ground Floor Currently Let At £7,200 PA
- First Floor Currently Let At £9,000 PA
- Ideal Investment Opportunity

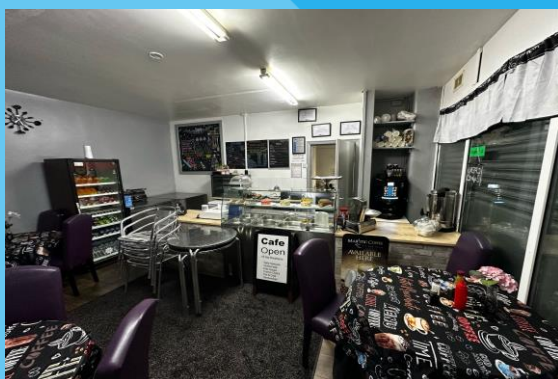


## PROPERTY DESCRIPTION

For sale by online auction starting on Wednesday 3rd June 2025, bidding will be on the Auction Agent website. A superb opportunity to purchase a mixed-use premises with a ground floor cafe and a first floor self-contained flat. The building is to be sold fully let with an annual rental income of £16,200. This is an ideal buy to let investment already producing income with an established tenant (giving an almost 13% return based on the lower guide). The ground floor comprises a retail area, a fully functioning preparation area/kitchen and W.C. and benefits from a 3 phase electrical supply. There is also a basement area for additional storage. The first floor flat comprises two bedrooms, a living room/kitchen and a separate bathroom. It has recently been fully refurbished with a new bathroom, flooring and carpets and benefits from electric heaters in each room and uPVC double glazing. The assured shorthold tenancy is subject to a yearly rent review with an increase of around 7-10%, which means the new owner can expect an even stronger rental yield. Guide Price £125,000 - £150,000. The property is located close to Middleton Town Centre and is well located for local amenities with a good selection of shops, pubs, restaurants and schools nearby. Buyers are advised to check the legal pack before bidding for details of the lot and fees. this will

### AUCTION AGENT

2 Mason Street  
Bury, Lancs BL9 0RH  
0161 791 3099  
info@auctionagent.co.uk



## Brochure Prepared

13th March 2025

## Location

The property is located on the corner of Jubilee Road and Dale Road, half a mile from Middleton centre.

## Tenure

See Legal Pack

## Solicitor

Farnworth Rose

## EPC

Ground Floor - D First Floor Flat - E

## Council Tax

Band A

## Business Rates

Rateable Value - £4,150

## General

1. All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Auction Agent Ltd and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

2. Bidding will commence on Tuesday 3rd June 2025 and conclude on Wednesday 4th June 2025.

## Do You Have A Property To Sell?

Please call us on 0161 791 3099 or email [info@auctionagent.co.uk](mailto:info@auctionagent.co.uk) for a free valuation.



### Buyer's Premium

The buyer's premium on this lot is 2% of the purchase price plus VAT, or £2,995 plus VAT, whichever is greater.

### Administration Fee

The administration fee on this lot is £495 plus VAT.

### Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.



**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

**MONEY LAUNDERING REGULATIONS 2017:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.