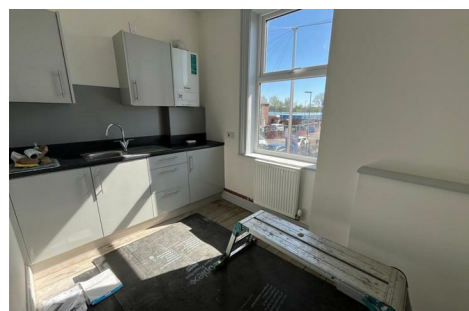
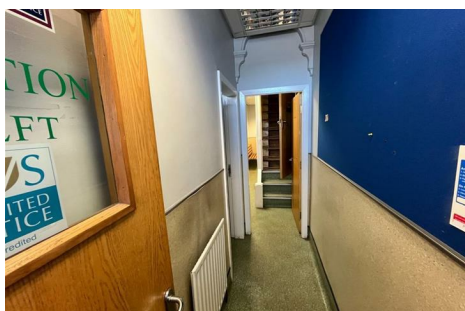


# DAWSONS

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## Oldham Road, Manchester, M40 1EZ

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION\*\*\* (see paragraph for full details) Previously utilised as a veterinary surgery this substantial end terrace property would suit a wide range of uses (STP) and is situated along a main arterial road with a high volume of passing traffic. (N.B The property may have potential structural issues).

The property is offered for sale with no onward chain and offers excellent potential for a variety of uses (STP) and is considered ideally suited to owner occupier or investment purposes.

**Auction Guide £110,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Oldham Road, Manchester, M40 1EZ

- Substantial Vacant Former Veterinary Practice
  - Potential for Residential/HMO (STP)
  - Secure Rear Yard Area
  - Prominent Location
- Busy Arterial Road
  - uPVC Double Glazing
  - Modern Kitchen to First Floor
- No Onward Chain
  - Gas Fired Central Heating
  - Useful Cellars

## Contd.....

The Accommodation briefly comprises:

Entrance Vestibule, Entrance Hallway, Reception Room with front desk area, Inner Hallway, Rear Reception, Storage Room, Cloaks/WC. off the Inner Hallway there is access to the Storage Cellars

To the first floor there are 2 further large Reception/Bedrooms, Bathroom with white suite, Kitchen area with modern wall and floor mounted units

Externally there is a secure Rear Yard area.

## The Accommodation in Detail:

### Entrance Vestibule

#### Entrance Hallway

Central heating radiator

#### Reception/Waiting Room

17'11 x 12'8 including front desk area (5.46m x 3.86m including front desk area)

uPVC double glazed bay window, central heating radiator

#### Rear Reception Room

13'0 x 12'10 maximum (3.96m x 3.91m maximum)

Single drainer stainless steel sink unit, range of wall and floor mounted units, uPVC double glazed window, central heating radiator

#### Inner Hallway

Central heating radiator, access to Cellars (which run under the main floor plate of the building)

#### Rear Store

12'4 x 7'11 maximum (3.76m x 2.41m maximum)

Sink unit, uPVC double glazed window, PVC rear door, central heating radiator

#### Cloaks/WC

Low level WC, pedestal wash hand basin, uPVC double glazed window, central heating radiator

#### First Floor:

## Landing

Built-in storage cupboard, central heating radiator

### Bedroom (1)/Reception No. 3

17'3 x 12'8 (5.26m x 3.86m )

uPVC double glazed window, central heating radiator, feature fireplace

### Bedroom (2)/Reception No. 4

13'9 x 12'6 (4.19m x 3.81m)

Feature fireplace, uPVC double glazed window, central heating radiator

### Bathroom

7'10 x 4'11 (2.39m x 1.50m)

White suite having bath, low level WC, pedestal wash hand basin, uPVC double glazed window

### Kitchen

10'10 x 7'2 (3.30m x 2.18m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, uPVC double glazed window, central heating radiator

## Externally:

There is a private enclosed Yard Area to the rear.

## Business Rates:

Interested Parties should make their own enquiries with Manchester City Council.

## AUCTIONEER COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and

survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

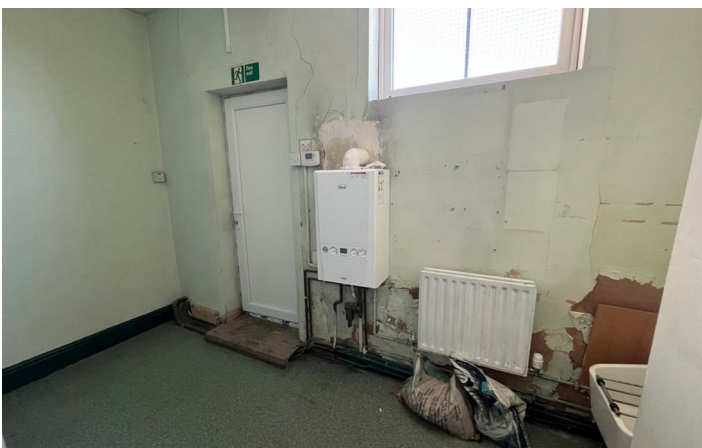
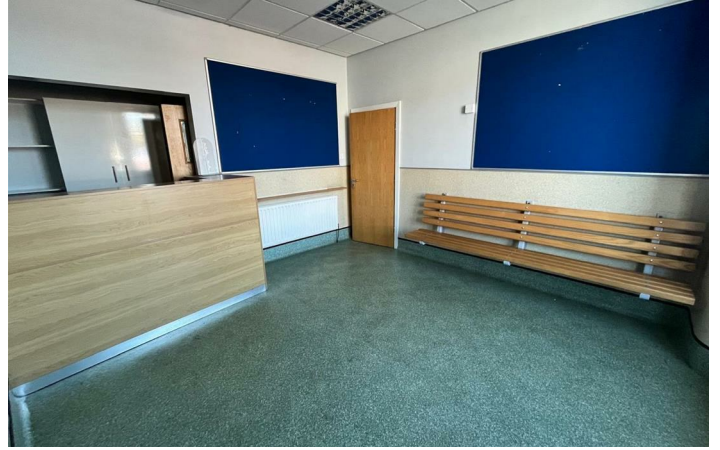
## REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(91-91) <b>B</b>		
(69-80) <b>C</b>			(89-89) <b>C</b>		
(55-68) <b>D</b>			(75-68) <b>D</b>		
(39-54) <b>E</b>			(59-54) <b>E</b>		
(21-38) <b>F</b>			(41-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	