



GRIMSHAW STREET  
GOLBORNE  
WA3 3SD

AUCTION GUIDE PRICE  
£60,000



## GRIMSHAW STREET, GOLBORNE, WA3 3SD

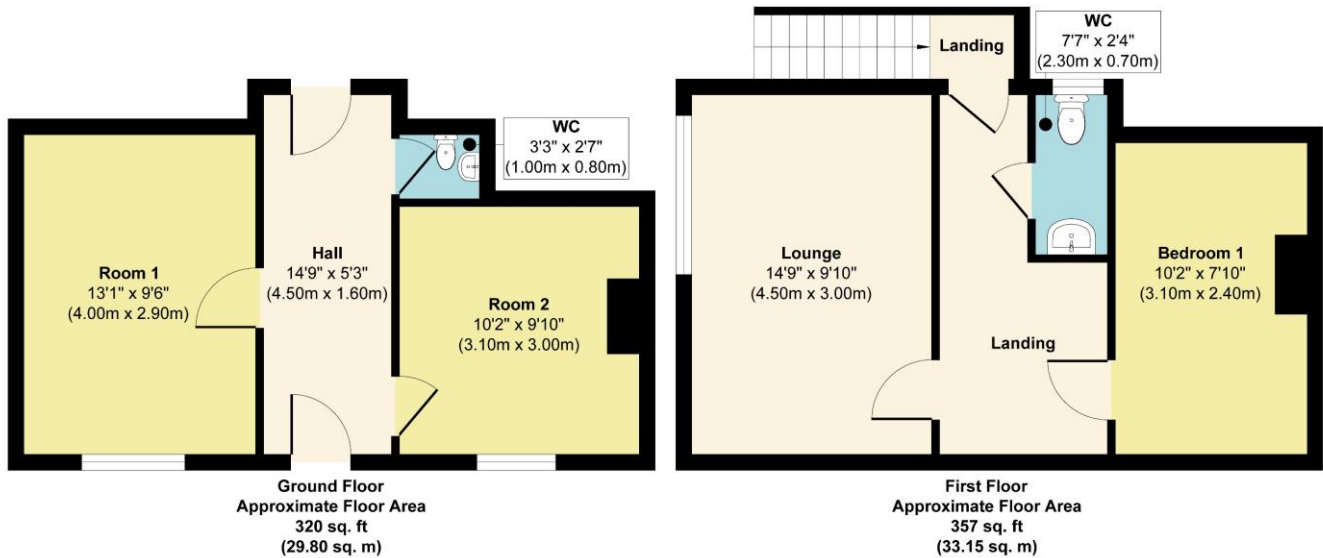
**An Interesting Opportunity To Acquire A Detached, Two-Storey Commercial Property Requiring Renovation, Offering Considerable Potential For A Variety Of Uses (Subject To The Necessary Consents).** The vacant building has a long and varied history within the locality and we understand it has previously been used as a bakery, private dwelling, betting shop and most recently a pet shop, demonstrating the flexibility of the accommodation.

The property may lend itself to a number of potential future uses, including the possibility of conversion into two small flats or mixed commercial/residential use, subject to any necessary planning permissions and approvals.

Offered for sale with No Onward Chain, the accommodation briefly comprises, to the ground floor, a through hallway, W.C. and two rooms. To the rear is an external staircase (currently requiring attention and not safe for use) which leads to a separate first-floor section comprising a hallway, lounge, bedroom and W.C., creating what could become a self-contained area.

**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 £349 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.





**Approx. Gross Internal Floor Area 677 sq. ft / 62.95 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

All mains' services are believed to be connected to the property.

Construction Type: Brick and render

Heating type: None

Broadband: Standard 5mbps download, 0.6mbps upload, Superfast 80 mbps download, 20 mbps upload, Ultrafast 2000 mbps download, 2000 mbps upload.

Mobile Signal/Coverage: Three 81%, EE 73%, O2 77%, Vodafone 83%

Flood Risk: Very low

Planning Applications: none

**Local Authority:**

Wigan Borough Council

**Council Tax:**

Exempt (commercial)

**Tenure:**

Leasehold



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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