



## SITUATION

Located in this pedestrianised town centre, opposite the entrance to **Eccles Shopping Centre**, amongst multiples such as **Greggs**, **TSB**, **Betfred**, **William Hill** and others, whilst being only 150 yards from the main **Bus Station** and a **Morrisons Supermarket**.

Eccles lies some 4 miles west of Manchester city centre and enjoys excellent road access to the M62 (Junction 12) and the M60 Ring Road (Junction 12).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with rear first floor kitchen and separate rear access to a **Self-Contained Flat** at first floor level. There is a second floor which is disused.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage 17'8"  
Area Approx. 610 sq ft<sup>1</sup>

### Rear First Floor

Kitchen Area Approx. 127 sq ft<sup>1</sup>  
WC

### First Floor Flat

2 Rooms, Kitchen, Bathroom/WC  
Area Approx. 656 sq ft<sup>2</sup>

### Second Floor (Not inspected – disused)

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

<sup>2</sup>Not inspected by Barnett Ross. Area taken from EPC.



**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Refer to the Auctioneers for the video tour of the property.**

# Vacant Shop & Flat

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Knights

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