

# Lot 11 By Order Of The Mortgagees Not In Possession

The Former Railway Inn,  
38 Broughton Road, Salford,  
Manchester M6 6LS

**GUIDE PRICE: £20,000**



**FORMER PUBLIC HOUSE WITH PLANNING  
FOR OFFICES**

This two storey detached building occupying a island site was a public house with Planning Permission granted on 03.06.2005 under Ref. No: 05/50544/COU for Change of use from public house (Class A3 of the Town & Country Planning (Use Classes) Order 1987) to business use (Class B1). Situated overlooking Broughton Road with return frontage to Cheltenham Street with good road communications of the A6 (Broad Street). Manchester City Centre is about 2.5 miles distant.

#### **ACCOMMODATION:**

According to the Valuation Office Agency the property comprises:

First Floor; Office: 715 sq ft (66.41 sq m)

Ground Floor; Office 736 sq ft (68.37 sq m), Internal Storage 200 sq ft (18.62 sq m), Staff toilets

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING:**

Salford City Council. Tel: 0161 794 4711

#### **NOTE**

1 - The mortgagee is NOT in possession and therefore access cannot be gained/nor are any keys available. The subject premises will be sold as seen subject to the owners terms/tenancies or leases in place.

2 - There is an increased buyers fee of £625 +VAT applicable to this lot.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN