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Station Road, Swinton, Manchester

Auction Guide £125,000

SOLD BY AUCTION

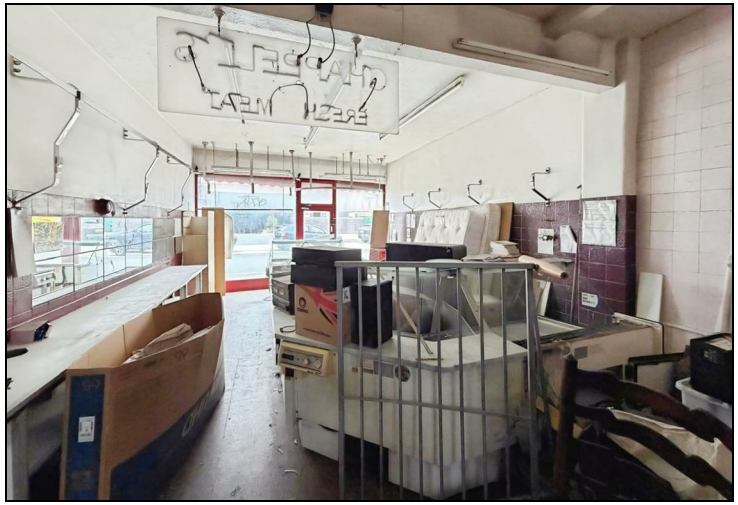
A fantastic opportunity to purchase this chain-free freehold mixed-use property, ideally positioned on a prominent main road. The property comprises a ground floor retail/business space, with a two-bedroom apartment to the first floor, along with parking available to the rear.

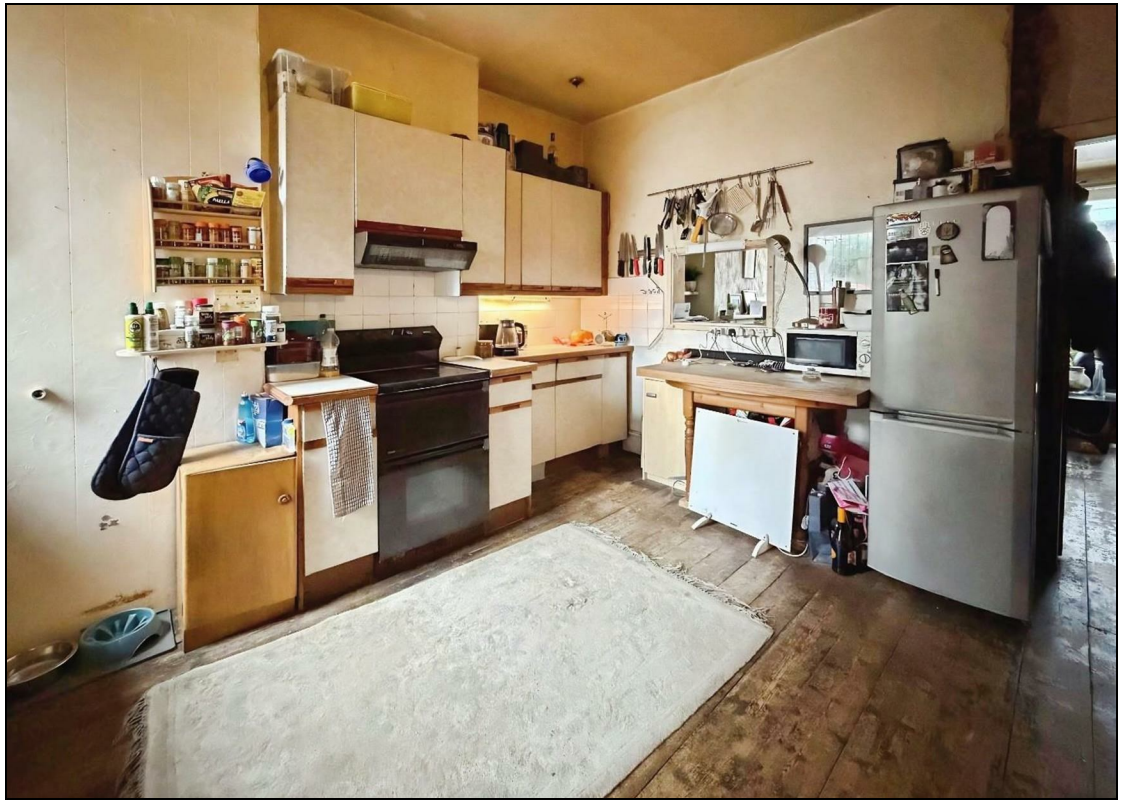
Offering excellent potential for business use, further expansion or separate rental income, the property is ideally located close to a range of local amenities and excellent transport links.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

KEY FEATURES

- FREEHOLD
- RARE OPPORTUNITY
- SHOP WITH TWO BED APARTMENT
- GREAT LOCATION
- GOOD RENTAL OPPORTUNITY
- IN NEED OF REFURBISHMENT
- AUCTION





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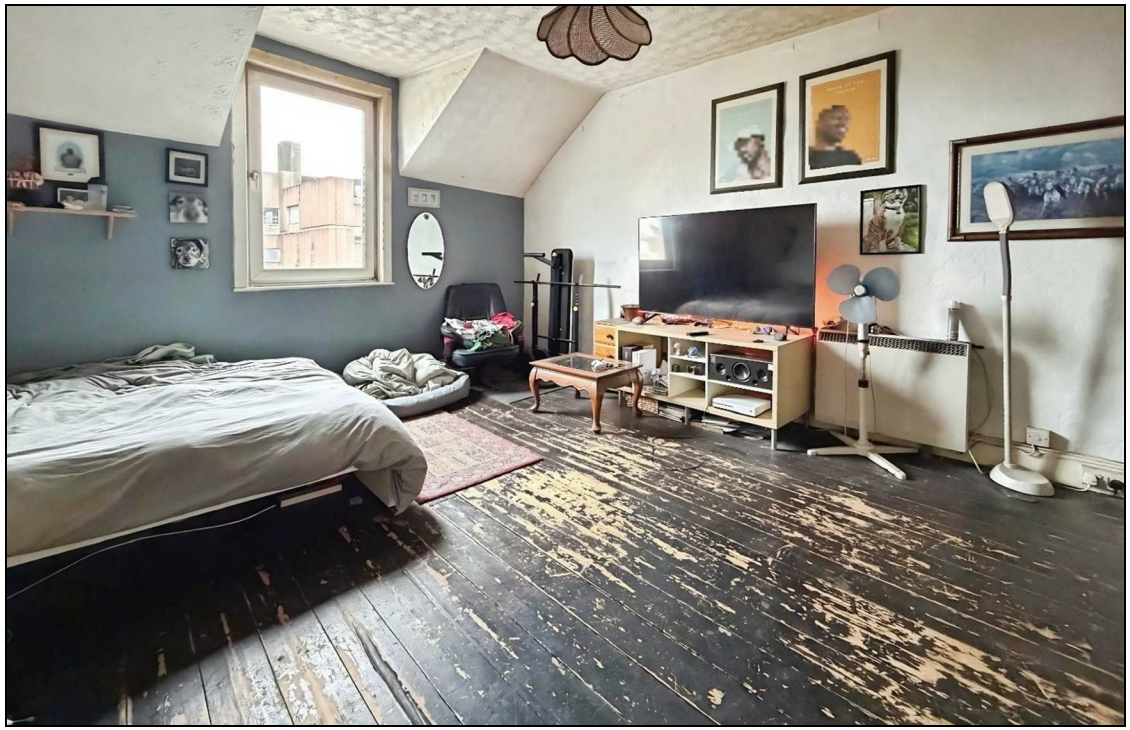

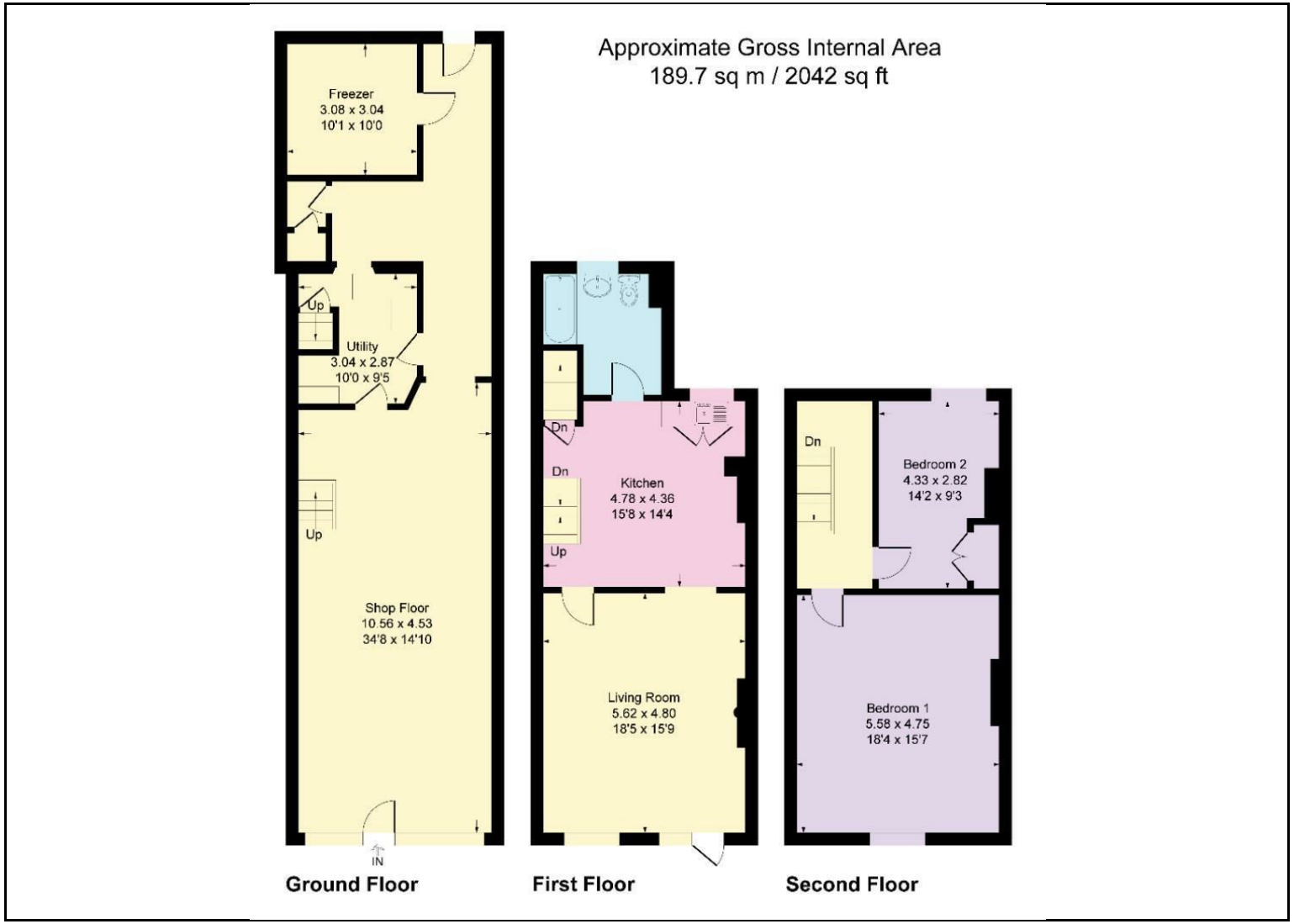

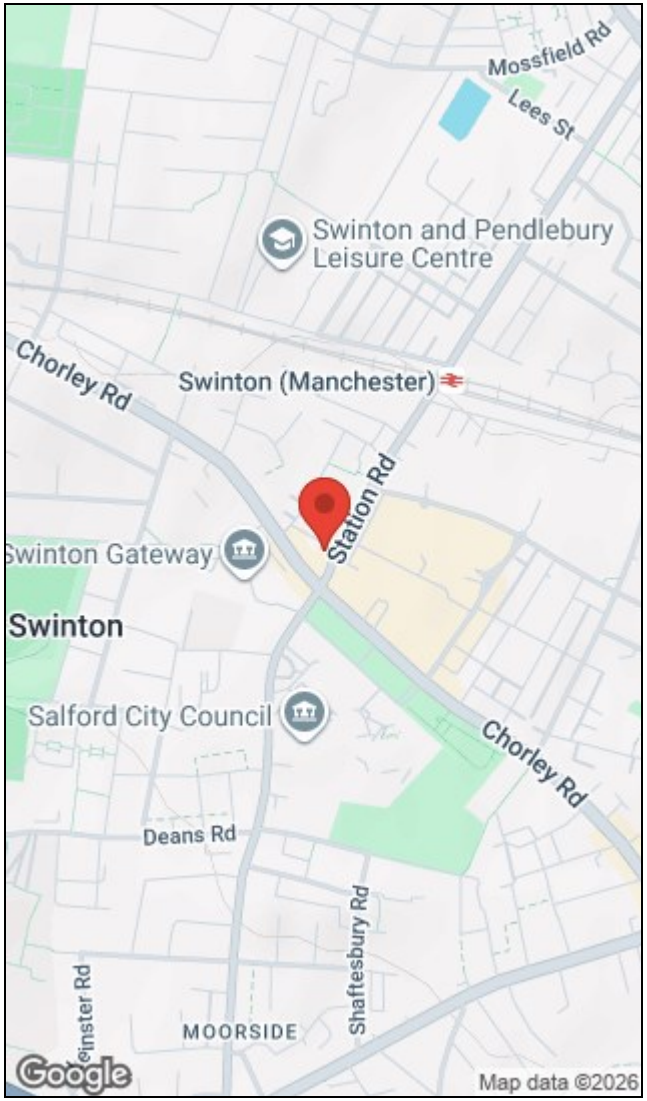

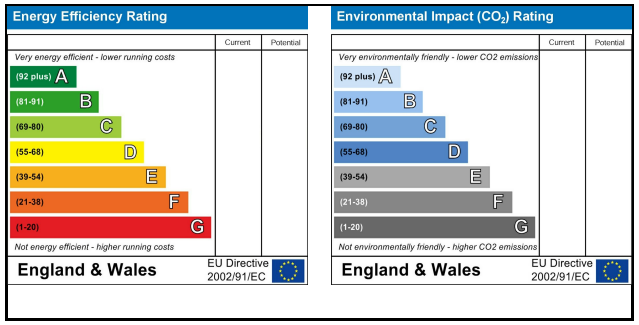

The Granary, Worsley, Manchester, M28 2EB I 0161 790 9000
worsley@hunters.com I www.hunters.com

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