





239-241, BURY OLD ROAD
MANCHESTER, M25 1JE

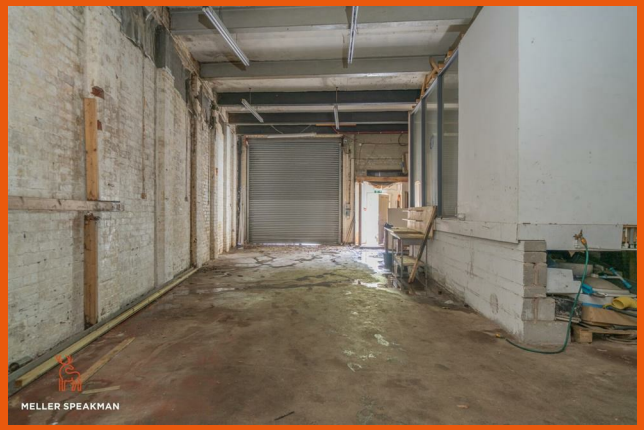
GUIDE PRICE £750,000

FOR SALE BY AUCTION ON 9TH DECEMBER 2026 (UNLESS SOLD PRIOR UNDER AUCTION CONDITIONS). This substantial investment lot is situated in a popular and convenient location being within close walking distance of Heaton Park Metro Station and also close to the local shops with Heaton Park itself just across the road.

MELLER SPEAKMAN

239-241, BURY OLD ROAD, MANCHESTER

• FOR SALE BY AUCTION ON 9th December 2026 (unless sold prior to auction) • An substantial investment lot • Comprising 6 flats and 2 commercial units • Majority currently let and producing an income • Excellent location within close walking distance of Heaton Park Tram Stop and the local shops





The property comprises 6 flats of which 4 are 2 bedroomed and 2 are 1 bedroomed. Several of the flats are substantial in size, particularly Flat 3, 239A Bury Old Road which is also beautifully presented and most flats benefit from external terraces or garden area. It would be fair to say that some of the flats would benefit from modernisation in due course and currently 241A is vacant and requires complete modernisation.

The flats in the main are warmed by individual gas fired central heating systems with UPVC double glazed windows

The commercial units comprise a large industrial unit accessed directly from Bury Old Road and is some 166 square meters (as per the EPC calculation) with large roller shutter door. There is a further warehouse/offices which the agents have not inspected and this measures 115 square meters (as per the EPC calculation). This is access via a roller shutter door from the rear of the property.

Schedule of Tenancies

239 Bury Old Road - 2 bedroom ground floor flat. Assured Periodic Tenancy. EPC Band C. Council Tax Band - A. Floor area - 62 sqm.

239A Bury Old Road - 2 bedroom first floor flat. Assured Periodic Tenancy. EPC Band C. Council Tax Band TBC. Floor area - 36 sqm.

Flat 1, 239A Bury Old Road - 2 Bedroom first floor flat. Assured Periodic Tenancy. EPC Band C. Council Tax Band A. Floor area - 53 sqm.

Flat 2, 239A Bury Old Road - 1 bedroom first floor flat. Assured Periodic Tenancy. EPC Band C. Council Tax Band A. Floor area - 71 sqm

Flat 3, 239A Bury Old Road - 2 bedroom first floor flat. Assured periodic Tenancy. EPC Band C. Council Tax Band A. Floor area - 58 sqm

241A Bury Old Road - 1 bedroom first floor flat. Currently vacant. EPC Band D. Council Tax Band A. Floor area - 36 sqm.

241 Bury Old Road - Industrial Unit. Currently vacant. EPC Band D. Floor area 166 sqm.

239B Bury Old Road - Office/warehouse. Commercial FRI lease expiring 31st January 2029. EPC Band D. Floor area 115 sqm.

The current passing rent is £53,400 PA but this is on the basis that one of the flats and the larger commercial unit is currently vacant so once fully let, this figure would increase.

Please note that the floor areas have been obtained from the EPC reports and that we have not inspected 239B Bury Old Road. Please also see below for disclosures relating to the property. For further information regarding the individual rental figures, please contact the joint agents.

Property Information

All main services are available to the building. We are advised that the property is Freehold. Prospective purchasers are advised that none of the fixtures, fittings or services have been tested. Buyers are advised to obtain their own independent reports prior to purchase. We are advised that the property is not elected for VAT.

Bidding Information

Should you wish to bid, you will need to register with us (using the bidding platform available on our website) and 'purchase' a token which are available approximately 6 days before the auction and this is £5,000 reserved on your payment card. This amount is only taken if you are the successful bidder. The balance of the 10% deposit and buyers premium is required in addition immediately after the auction has ended. The remaining balance is then payable upon completion.

Buyers Premium - upon the fall of the gavel, a buyers premium of 2% of the final sale price plus VAT is payable by the successful buyer.

Vendors Solicitor - JMW Solicitors.

Completion is to take place on 15th January 2027 or earlier by mutual agreement.
Viewing - please contact the joint agents.

Note regarding photographs

The photographs included within these particulars show a selection of the flats and are intended to provide an indication of the nature and layout of the property. They are not representative of all flats or the commercial units, and buyers should note that, as detailed above, certain areas of the building require modernisation. The photographs are provided for illustrative purposes only and should not be relied upon as an indication of the condition of the entire property. Prospective buyers are strongly advised to inspect the property and satisfy themselves as to its condition prior to bidding.

Disclosures

Flat 239A Bury Old Road - Electrical Installation Report.
An Electrical Installation Condition Report (EICR) was undertaken at the property in January 2026 and the installation was assessed as **unsatisfactory**. The report identifies remedial works and/or further investigation that are required. A copy of the report is included in the auction legal pack.

The personal representatives of the deceased estate have agreed to the necessary works. However, despite several attempts to arrange access with the existing tenant, access has not been provided and the works remain outstanding.

Accordingly, the required remedial works have not been completed and no subsequent certification confirming completion and compliance is available.

Prospective purchasers must review the EICR in full and satisfy themselves as to the nature, extent and cost of the outstanding works, the electrical safety position and the arrangements required to obtain access to the property. The property is sold subject to the existing tenancy, and any purchaser will need to address the outstanding works and the associated landlord obligations following completion.

Prospective purchasers are strongly advised to obtain appropriate professional and legal advice before bidding.

239B Bury Old Road (Office/Warehouse) - Tenancy
The property is currently occupied by a tenant who is understood to be in arrears with rent. The landlord has been seeking payment of the outstanding arrears.

Notice has been served requiring the tenant to vacate the property; however, as at the date of these particulars, the tenant remains in occupation.

Prospective purchasers are advised to make their own enquiries regarding the tenancy, the amount of rent outstanding, the status and validity of the notice served, and the steps being taken by the landlord in relation to the arrears and recovery of possession.

Purchasers should not assume that vacant possession will be available on completion unless expressly confirmed in the auction contract and special conditions.

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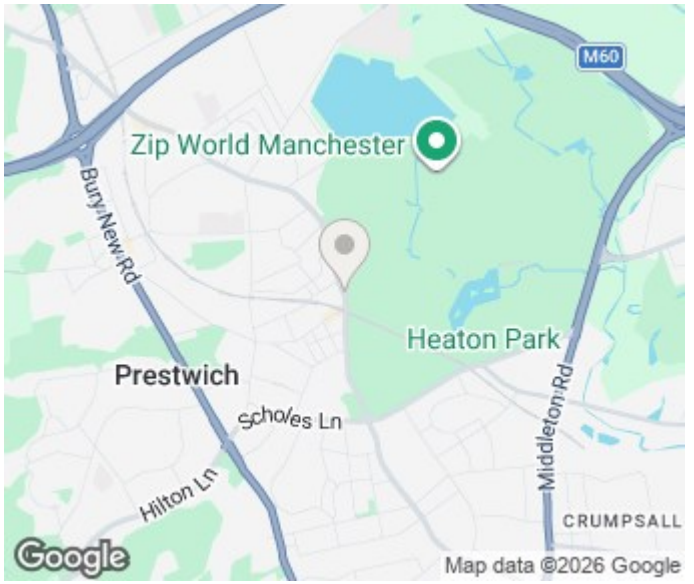












EPC Rating: C Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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