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MARCH CATALOGUE

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19
AVAILABLE
LOTS

2026 AUCTION DATES

AUCTION	CLOSING
25 th March	2 nd March
13 th May	20 th April
8 th July	15 th June
2 nd September	10 th August
14 th October	21 st September
2 nd December	9 th November

ORDER OF LOTS

19 LOTS

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[CLICK ON ADDRESS FOR MORE INFO](#)

Lot	Address	Guide Price*
1	<u>Apt 19, 9 Hatton Garden, Liverpool, L3 2FE</u>	£90,000 PLUS*
2	<u>67 Harrowby Road, Birkenhead, CH42 7HS</u>	£60,000 PLUS*
3	<u>Apt 18 Sir Thomas House, 5 Sir Thomas Street, Liverpool, L1 6BW</u>	£45,000 PLUS*
4	<u>42-44 Junction Lane, St. Helens, WA9 3JN</u>	£200,000 PLUS*
5	<u>Flat 35 Beacon Court, 77 Telegraph Road, Heswall, CH60 0AR</u>	£70,000 PLUS*
6	<u>103 Radway Road, Liverpool, L36 8HF</u>	£70,000 PLUS*
7	<u>Apt 8 Denver Park, Denver Road, Liverpool, L32 4RZ</u>	£45,000 PLUS*
8	<u>169 Cleveland Street, Birkenhead, CH41 3QD</u>	£55,000 PLUS*
9	<u>Apt. 62 East Float Quay, Dock Road, Birkenhead, CH41 1DN</u>	£60,000 PLUS*
10	<u>43 Haigh Crescent, Liverpool, L31 2LG</u>	£50,000 PLUS*
11	<u>16 Ullswater Street, Liverpool, L5 6QX</u>	£50,000 PLUS*-
12	<u>Apt. 20, 4 Leigh Street, Liverpool, L1 1NT</u>	£45,000 PLUS*
13	<u>69 Walton Vale, Liverpool, L9 4RQ</u>	£90,000 PLUS*
14	<u>8 Anson Street, Liverpool, L3 5NY</u>	£180,000 PLUS*
15	<u>Apt 10 Justine Mansions, 4 Riding Street, Liverpool, L3 5NP</u>	£70,000 PLUS*
16	<u>60 Moss Lane, Orrell Park, Merseyside, L9 8AN</u>	£140,000 PLUS*
17	<u>40A Grange Road, West Kirby, Merseyside, CH48 4EF</u>	£80,000 PLUS*
18	<u>Unit On West Side of 1 Birstall Road, Liverpool, L6 9AH</u>	£65,000 PLUS*
19	<u>Mckenna Buildings, Dock Road, Birkenhead, CH41 1DQ</u>	£550,000 PLUS*

**Lot
01**

Apt 19, 9 Hatton Garden, Liverpool, L3 2FE



GUIDE PRICE - £90,000 PLUS*

This is a smartly presented two bedroomed apartment situated in the heart of Liverpool's business district. Currently sub-let to the managing agent on site for circa £865.00 on a rolling contract. With lift, parking space, and a short walk to Moorfields train station, the unit lends itself well to the private rental market.

**Lot
02**

67 Harrowby Road, Birkenhead, CH42 7HS



GUIDE PRICE - £60,000 PLUS*

This is a two bedroomed mid terrace property in the popular CH42 area of Wirral. With a tenant in situ currently on an AST indicating £500pcm, the property is a ready made investment. Works required.

**Lot
03**

**Apt 18 Sir Thomas House, 5 Sir Thomas Street, Liverpool, L1
6BW**



GUIDE PRICE - £45,000 PLUS*

This is a smart, vacant, studio apartment in the heart of Liverpool City Centre. With lets in the building fetching circa £725pcm, the unit provides a strong investment opportunity. With on site gym facilities, laundry, communal room and cinema.

**Lot
04**

42-44 Junction Lane, St. Helens, WA9 3JN



GUIDE PRICE - £200,000 PLUS*

This is a substantial vacant commercial unit situated on a corner plot, close to St Helen's town centre. Having been used primarily as a cinema, and then as multi use warehouses, the proportions of the unit, which stands at circa 5,500 sq ft, provide excellent versatility for a number of ventures. With parking and sub office spaces.

**Lot
05**

Flat 35 Beacon Court, 77 Telegraph Road, Heswall, CH60 0AR



GUIDE PRICE - £70,000 PLUS*

This is a vacant two bedroomed second floor retirement apartment in central Heswall, Wirral. With resident parking, lift access, communal residents lounge, the unit makes for a comfortable down size in a bustling, sought after area. With heating, double glazing, pull-cord system for emergencies, and onsite day manager.

**Lot
06**

103 Radway Road, Liverpool, L36 8HF



GUIDE PRICE - £70,000 PLUS*

This is a two bedroomed mid terrace property which is currently tenanted at a rate of £550pcm. With double glazing and off-road parking. Following a refurbishment programme, a rental increase could be implemented, raising the monthly income to circa £750pcm.

**Lot
07**

Apt 8 Denver Park, Denver Road, Liverpool, L32 4RZ



GUIDE PRICE - £45,000 PLUS*

This is a two bedroomed ground floor apartment which is currently tenanted at £550pcm. Situated within a purpose-built block in the popular West Vale, L32 area; the property serves as a ready made investment with a strong return.

**Lot
08**

169 Cleveland Street, Birkenhead, CH41 3QD



GUIDE PRICE - £55,000 PLUS*

This is a two bedroomed mid terrace property which comes to the auction market with vacant possession. Whilst the property is in need of refurbishment, it does have gas central heating, double glazing, and a recently fitted kitchen and shower room. Once works are complete, the property would serve well on the private rental market fetching circa £750pcm.

**Lot
09**

Apt. 62 East Float Quay, Dock Road, Birkenhead, CH41 1DN



GUIDE PRICE - £60,000 PLUS*

This is a large one bedroomed apartment within the East Float Quay development. Currently tenanted with a rental income of £640pcm, the property has a new boiler, double glazing and lift access.

**Lot
10**

43 Haigh Crescent, Liverpool, L31 2LG



GUIDE PRICE - £50,000 PLUS*

This is a vacant one bedroomed first floor flat at the head of a quiet cul-de-sac in the popular residential area of Maghull. With a large attic space, modern kitchen, double glazing, central heating, outside space, and separate storage space. The EPC Rating is C

**Lot
11**

16 Ullswater Street, Liverpool, L5 6QX



GUIDE PRICE - £50,000 PLUS*

This is a two bedroom mid terrace property on Ullswater Street, with a tenant in situ. The property comprises a through reception room, breakfast kitchen, two bedrooms, bathroom, and yard. The current rental income is £600pcm.

**Lot
12**

Apt. 20, 4 Leigh Street, Liverpool, L1 1NT



GUIDE PRICE - £45,000 PLUS*

A smartly presented 3rd floor studio apartment in Liverpool City Centre with tenant in situ currently paying £700pcm. With heating, double glazing, and modern kitchen/shower room.

**Lot
13**

69 Walton Vale, Liverpool, L9 4RQ



GUIDE PRICE - £90,000 PLUS*

Vacant mixed-use unit on the bustling high street of Walton Vale, L9. Formerly used as a well-known bakery, the unit has a large shop frontage with rear kitchen area and access to the rear yard. There is an internal staircase leading to upper floors which could, subject to planning permissions, be re configured to allow for a residential dwelling. Once a scope of refurbishment has been completed, the unit would perform well on the rental market for both retail and residential.

**Lot
14**

8 Anson Street, Liverpool, L3 5NY



GUIDE PRICE - £180,000 PLUS*

This is a vacant four-storey mid terrace unit in the University district of Liverpool, with plenty of passing pedestrian trade. The versatile accommodation has previously been used as an office block, and salon. The unit presents a strong investment opportunity; once permissions are sought, the property would lend itself well to residential conversion with a potential return of circa £30,000pa. With electrics, x2 parking spaces and partial double glazing.

**Lot
15**

Apt 10 Justine Mansions, 4 Riding Street, Liverpool, L3 5NP



GUIDE PRICE - £70,000 PLUS*

This is a vacant second floor apartment in central Liverpool. The unit has a large master bedroom, with a second study/office space. With similar apartments fetching circa £895pcm, the unit provides a strong investment yield.

**Lot
16**

60 Moss Lane, Orrell Park, Merseyside, L9 8AN



GUIDE PRICE - £140,000 PLUS*

This is a mixed-use unit on the popular Moss Lane in L9. Whilst the commercial unit to the ground floor is available with vacant possession, the two self-contained flats above have tenants in situ - 60a at £525pcm and 60b at £475pcm. Expectant rental for the vacant commercial unit sits circa £600pcm.

**Lot
17**

40A Grange Road, West Kirby, Merseyside, CH48 4EF



GUIDE PRICE - £80,000 PLUS*

This is a one bedroomed first floor apartment in the heart of the popular sea side village of West Kirby, Wirral. Popular with young families, and professionals, for its proximity to coastal walks, the beach, and train station with direct links to Liverpool City. The apartment has a tenant in situ with an AST in place at £625pcm. With double glazing, heating, and a modern fit throughout.

**Lot
18**

Unit On West Side of 1 Birstall Road, Liverpool, L6 9AH



GUIDE PRICE - £65,000 PLUS*

This is a detached, vacant unit situated at the head of a residential road, close to Liverpool City Centre. The unit is of double height, with relevant permissions, it has the potential to be redeveloped, allowing for either residential use, or commercial.

Lot
19

Mckenna Buildings, Dock Road, Birkenhead, CH41 1DQ



GUIDE PRICE - £550,000 PLUS*

This is an impressive four storey former office building situated on a substantial plot with additional unit providing huge scope for redevelopment. With prior approval accepted for 10 apartments (Wirral Council Planning Ref: RETX/23/01582) within the existing McKennas Building, and a secondary application pending for the separate unit for an 8 storey, 40-unit apartment block. Situated opposite the newly completed Millers Quay, part of Peel Waters' project, this is a timely opportunity to be part of the regeneration of this exciting part of Wirral.

**CLICK HERE FOR THE FULL COMMON
AUCTION CONDITIONS**

**TO TAKE A LOOK AT OUR HANDY GUIDES
FOR ALL THINGS BUYING AT AUCTION,
CLICK HERE.**

NOW TAKING LOTS

FOR OUR NEXT AUCTION

WEDNESDAY 13TH MAY 2026

CLOSING DATE: 20TH APRIL 2026

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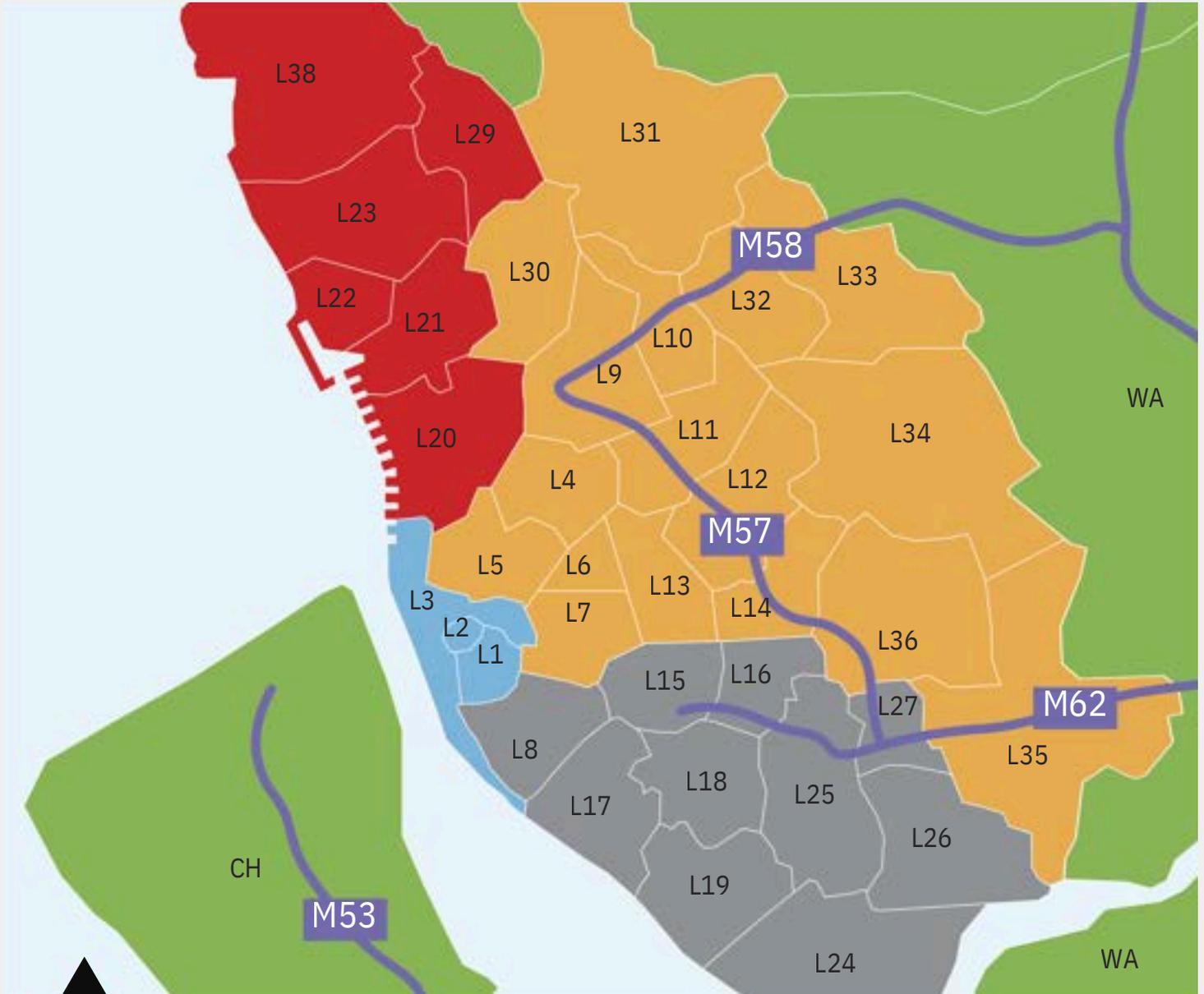


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MERSEYSIDE AREA MAP

You can use the map below as a guide to find the location of our properties.



Early Bird Updates

Want to be the first to know about new instructions?

If you want to be the first to find out about new instructions then all you need to do is register online at www.venmoreauctions.co.uk, call one of our auction team on 0151 236 6746 or speak to someone on the day of the auction.

All we need is your name, email address, telephone number, the type of property you are currently looking for and we will send you regular updates of any opportunities that suit your personal requirements.

It's completely free to join and will keep you one step ahead of the competition!

ONLINE AUCTIONS BUYING GUIDE

Venmore Online Auctions is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

- Immediate exchange
- 28 day completion
- Longest established Auction House in Merseyside
- Buyer's Premium (Non Refundable) – this is 1% + VAT (1.2% incl of VAT) of the final purchase price, subject to a minimum of £3,000 + VAT (£3,600 incl of VAT) Unless specified differently in Sales Particulars or Addendum.
- Non-refundable 10% deposit payable on winning bid

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Venmore Online Auctions you will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number, this is required so we can easily keep in touch. You will also need to provide to the Auctioneers certified photo ID (e.g. driver's licence or passport) and certified proof of address (dated within the last 3 months) in order that we can carry out our standard Anti Money Laundering checks, prior to you being able to enter a bid on any lot.

ACCEPT TERMS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction 'Terms and Conditions'. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid. Once accepted, you will receive a copy of the document(s) via email for your own records.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

To bid online a holding fee is required. In order to bid you will be required to register a credit or debit card. The Holding Fee is a non-refundable £7,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use Stripe Live (StripeSca) who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the Holding Fee amount (often known as a 'payment shadow' as no money is taken at this stage). The Holding Fee will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the Holding Fee, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

AUCTIONEER REVIEW

FINAL STEP - AUCTIONEER REVIEW

Once you have completed the bidder registration steps, Venmore will review your registration to bid. We may contact you to obtain some additional information, so that we can verify your identity electronically – this is a quick and simple process which leaves a 'soft footprint' on your credit file and won't affect your credit score. You will be notified by email as soon as you have been approved to bid.

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online, and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

GUIDES AND RESERVES

UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE

What is a Guide Price?

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. In most instances, the reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

What is a Reserve Price?

The Reserve is the minimum figure that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve is liable to change throughout the course of marketing. The Auctioneer reserves the right to lower the Reserve during the auction to a level that matches the existing highest bid. In the event that there were no further bids, the bidder who placed that 'highest bid' will be declared the purchaser at the end of the auction process.

BIDDING

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

Maximum (Proxy) Bids

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

Reserve Prices

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on whether the reserve price has been met, as defined below.

If your maximum bid is below the reserve price

- The system will place an immediate bid at your maximum bid amount.

If your maximum bid is at or above the reserve price

- The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).
- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential – its presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding example:

1. The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2. Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000.

This is below the reserve price, so the system places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000.

The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000.

4. Tom is notified that he has been outbid. If no further bids are placed Jane would win the lot for £100,000.

5. If, however, Tom then places a maximum bid of £105,000, the bidding would jump to £105,000 and the bid would be with Jane as she bid that amount first.

BIDDING EXTENSIONS

THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds - known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'.

This ensures every bidder has a fair and equal opportunity to place another bid. Additionally, if you do leave your bid until the final few seconds you could risk your bid not being received by the platform server until after the closing time, and therefore not being accepted.

FALL OF THE GAVEL

LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction - usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

Please note at this point the system will take the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released). If at this point you do not complete the transaction within the allotted timescales, the £7,000 Holding Fee will be non-refundable.

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps. The system will have already taken the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.

* The 10% deposit (less the £7,000 Holding Fee) and Bidder's Premium must be paid electronically, or otherwise, within 24 hours.

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the Holding Fee. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

If you are the winning bidder then the amount will be taken in full from your registered credit card or bank account **immediately following the close of the auction**. If you are not a winning bidder then the hold on funds will be released from your card, but be aware that it can take anything from a few hours up to several days for the hold to be released (dependent on the card issuer). If in doubt, contact your card issuer. Please be aware that you will not have access to the funds until the hold has been released.

Please see two example payment registrations below:

Scenario 1:

Tom has a credit card with an overall limit of £15,000, and a current available balance of £14,500

- Tom registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- Tom registers his credit card - a hold on funds is placed on the card to the value of £7,000
- The available balance to spend on the card is now £7,500
- Tom goes out shopping and buys a new laptop for £1,500
- The available balance on Tom's card is now only £6,000
- Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs SagePay to release the hold on funds from Tom's card
- The available balance on Tom's card will revert to £13,000 once the 'release' has taken place

Scenario 2:

Jane has a debit card for a bank account with a current balance of £7,750

- Jane registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- Jane registers her debit card - a hold on funds is placed on Jane's bank account, to the value of £7,000
- The available balance in Jane's bank account is now only £750
- Jane goes shopping and buys a new mobile phone for £800, pushing her £50 into an overdraft
- Jane bids on the online auction and wins the auction. The auction closes and £7,000 is immediately taken from her bank account
- Jane remains £50 overdrawn

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