

FOR SALE

396

Upon the instructions of



FORMER
CAR
SHOWROOM

MANCHESTER RD

OLDHAM LANCASHIRE OL9 7PQ



↑
TO MANCHESTER

MANCHESTER EVENING NEWS

M60 J22



SOUTH CHADDERTON
METROLINK STOP

A62 MANCHESTER ROAD



↓
TO OLDHAM

2.00 ACRE SITE
(0.81 HECTARES)

- Prominent A62 Manchester
- Road frontage
- Freehold Sale

396 MANCHESTER RD

OLDHAM LANCASHIRE OL9 7PQ

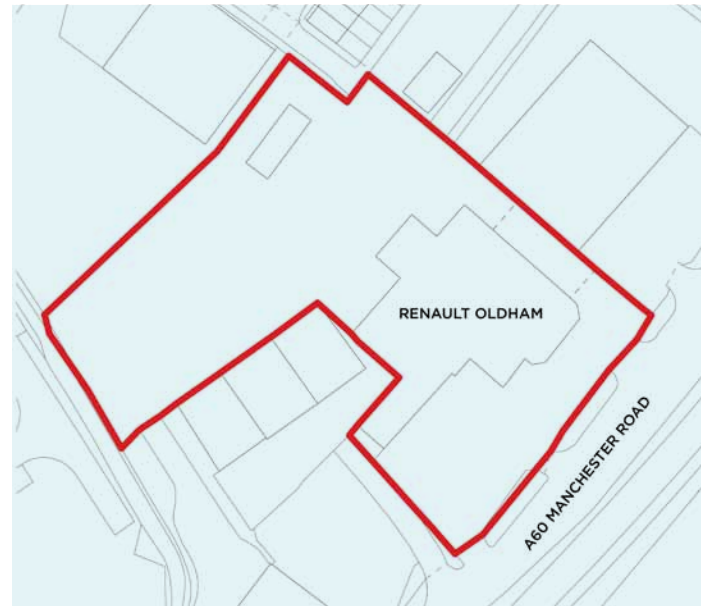
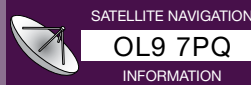


LOCATION

Oldham is located 6.9 miles (11.1 km) northeast of the city of Manchester. The town centre is located approximately 2 miles (3km) from junction 22 of the M60 Motorway.

The property is situated 0.5 miles (0.8 km) north west of junction 22 of the M60 Motorway and 1.5 miles (2.4 km) south west of Oldham town centre. The property is in a prominent location and has frontage onto the A62 Manchester Road.

Next door is a Volkswagen (Inchcape) dealership.



DESCRIPTION

The main building provides a car showroom for approximately 6 vehicles, used car sales office, workshop, parts, body-shop, and service reception. There is a freestanding van sales to the rear of the property.

The front used car display has 55 prime display spaces along the frontage of the A62 Manchester Road. To the side is a covered parking area for 7 vehicles and to the rear is a large parking area with 138 spaces.

PLANNING

The site is located in an area allocated for a broad and diverse range of employment generating uses. The site has previously been used as a Motor Dealership (Sui Generis use) and will be suitable for a wide range of development/roadside uses.

Please contact Oldham Council Planning Team on 0161 7704105 for further information.

ACCOMMODATION

Total GIA 21,504 sq ft (1,997.80 sq m)

Total car parking spaces 200

Total site area 2.00 acres (0.8 hectares)

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Energy Performance Certificate
Non-Domestic Building

396 Manchester Road
OLDHAM
OL9 7PQ

Certificate Reference Number:
0890-0232-4439-6027-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc

Energy Performance Asset Rating

More energy efficient

A+ 15-21
A 12-15
B 8-11
C 5-7
D 3-4
E 2-3
F 1-2
G Over 100

102

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 21504
Building complexity (BCO level): 3
Building emission rate (kgCO₂e/m²): 116.89

Benchmarks

Buildings similar to this one could have ratings as follows:

26% if newly built
71% if typical of the building stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 150 152.

PRICE

Offers invited for the freehold interest.

RATEABLE VALUE

£139,000 effective from 1st April 2010.

VAT

The property has been elected for VAT.

CONTACT

For further information please contact the joint agents:



0844 560 7525
www.automotive-property.com

