

# TO LET

**FORMER CAR PREPARATION UNIT, POPPYTHORN  
LANE, PRESTWICH, GREATER MANCHESTER, M25 3BY**



## Excellent Workshop

**2,689 Sq Ft (249.81 Sq M)**

**.59 ACRES (.238 HECTARES)**

- JUST OFF THE A56
- CLOSE TO PRESTWICH TOWN CENTRE
- EXCELLENT POTENTIAL



**0161 763 0828**



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## LOCATION

The premises are situated fronting Poppythorn Lane, at the Junction with Heys Road. The adjacent Fairfax Road provides access to the A56 Bury New Road.

Junction 17 of the M60 Motorway is approximately 3/4 of a Mile to the North West, the A56 provides access to Manchester City Centre, which is approximately 5 Miles due South.

## DESCRIPTION

The property comprises of steel portal framed unit, clad in profile steel to the roof and to the walls. Internally the walls are concrete block.

The internal sub-divisions provide a car preparation area; small workshop and offices; toilets and training room. The offices have suspended ceilings with fluorescent lighting.

Externally there is a significant tarmaced yard area with a capacity for 78 cars approximately, with further car parking to the front.

## ACCOMMODATION

	Sq. ft	Sq. m
<b>Total Area</b>	<b>2689</b>	<b>249.81</b>

(Gross Internal)

## SERVICES

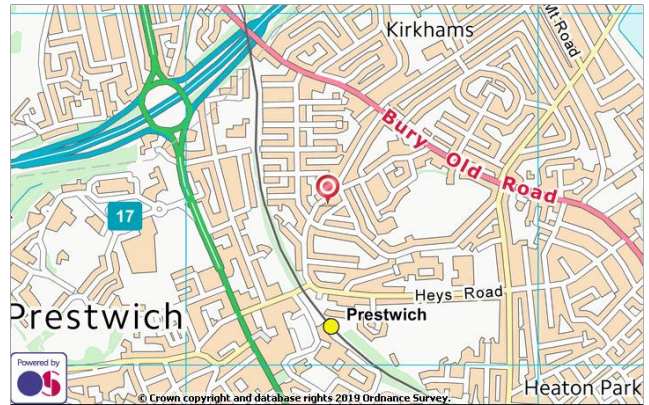
All main services are installed, including gas fired central heating in the offices and a gas warm air blower in the workshop.  
None of the services have been tested.

## RENTAL

£36,000 per annum

## TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be negotiated.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

The rateable value is £15,750.00

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request. The EPC rating is D.

## VIEWING

Strictly by appointment with the sole agents, NOLAN REDSHAW.

Contact: Paul Nolan  
Tel: 0161 763 0825  
Email: paul@nolanredshaw.co.uk

## Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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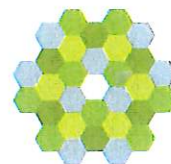






# HM Land Registry Official copy of title plan

Title number **GM918137**  
Ordnance Survey map reference **SD8104SW**  
Scale **1:1250**  
Administrative area **Greater Manchester : Bury**



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# Energy Performance Certificate

Non-Domestic Building



Mercedes Garage  
Poppythorn Lane  
Prestwich  
MANCHESTER  
M25 3BY

**Certificate Reference Number:**  
0260-0535-7989-7098-1002

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/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 95

This is how energy efficient  
the building is.

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 248  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 65.21

## Benchmarks

Buildings similar to this  
one could have ratings as  
follows:

30

If newly built

87

If typical of the  
existing 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 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

**Assessment Software:** G-ISBEM v18.0 using calculation engine SBEM v5.2.d.2

**Property Reference:** 678915070000

**Assessor Name:** Jonathan Overend

**Assessor Number:** EES/008138

**Accreditation Scheme:** Elmhurst Energy Systems

**Employer/Trading Name:** Energy Matters UK Ltd

**Employer/Trading Address:** 0845 123 5483

**Issue Date:** 25 Aug 2015

**Valid Until:** 24 Aug 2025 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number:** 0197-9587-8040-2900-6503

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.