

NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

16 Coalshaw Green Road, Chadderton - EPC: C £130,000



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Energy performance certificate (EPC)

16 Coalshaw Green Road CHADDERTON OL9 8JW	Energy rating	Valid until: 1 July 2034
	C	Certificate number: 9676-9931-2063-4429-7552

Property type	Retail/Financial and Professional Services
Total floor area	58 square metres

Rules on letting this property

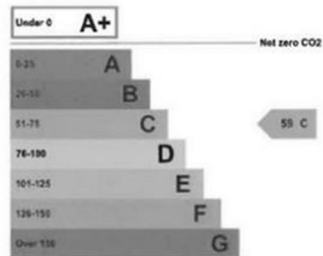
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 A

If typical of the existing stock

25 A

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****COMMERCIAL PREMISES CURRENTLY USED AS NAILS & BEAUTY SALON**** POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****IDEAL FOR INVESTOR**** We offer for sale this modern & deceptively spacious commercial premises, currently used as a nail & beauty salon, but would suit a variety of uses. The property is uPvc double glazed & briefly comprises: Main shop area, inner hallway, 3 individual treatment rooms, kitchen area & WC.

Main Shop Area

16'6 x 12'11 (5.03m x 3.94m)

Inner Hallway

12'8 x 6'2 (3.86m x 1.88m)

Treatment Room 1

12'6 x 6'4 (3.81m x 1.93m)

Kitchen

13'5 x 6'10 (4.09m x 2.08m)

Fitted base units. Stainless steel sink & drainer.

Treatment Room 2

8'10 x 6'11 (2.69m x 2.11m)

Sink Unit.

Treatment Room 3

7'9 x 7'3 (2.36m x 2.21m)

WC

Wash basin.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.