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Bedroom

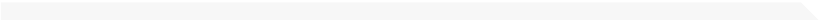
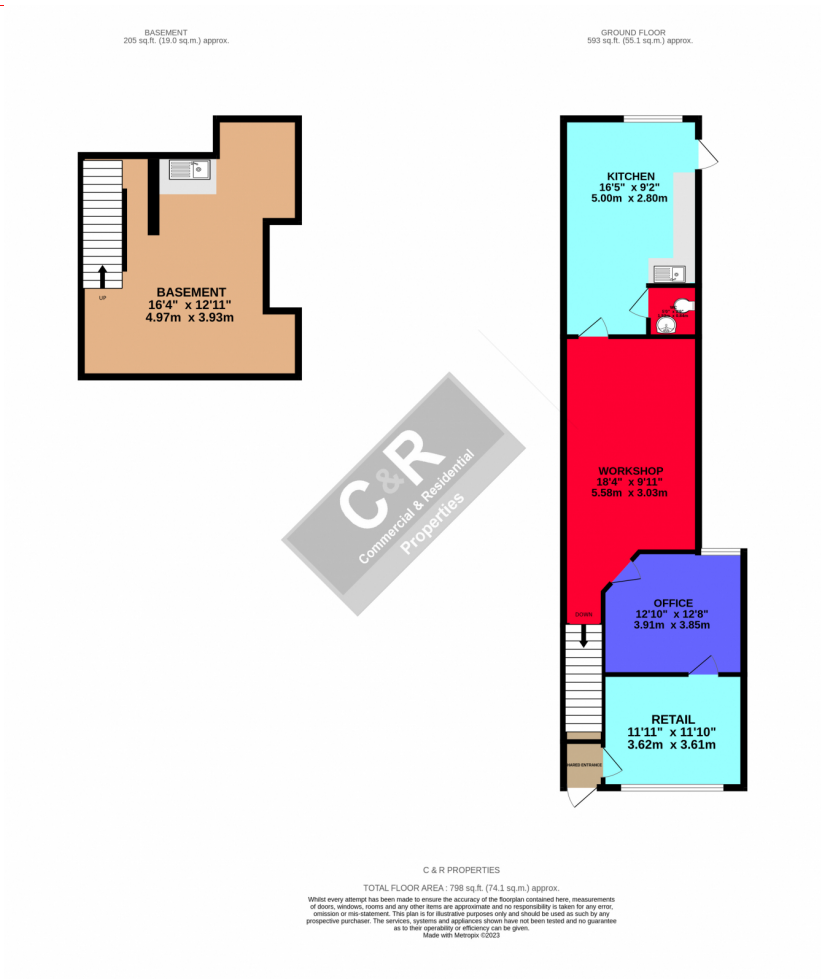
 0
Bathroom



****Available Now**** C & R City are delighted to bring to the market a prominent main road positioned ground floor and basement commercial premises. The ground floor and basement measure approximately 798 Sq Ft (74.1 sq.m.). The ground floor layout of the premises is configured to the current tenants' requirements but could easily in the future be arranged to suit a variety of different business. The ground floor has a spacious glass shop front that faces directly onto Bury Old Road and currently consists of a retail counter/reception room, office, 2 separate workshop rooms (including basement room) with kitchen/staff restroom to the rear of the premises. WC facilities completes the ground floor.

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The property's location on Bury Old Road offers excellent visibility and accessibility, making it an attractive option for businesses looking to establish a presence. The area is well-served by public transport, with bus routes connecting to surrounding areas. Manchester city centre is easily accessible, providing a range of amenities and services. The property does not include designated parking, but street parking is available nearby. The Energy Performance Certificate (EPC) details are available upon request.



Energy performance certificate (EPC)

86/86a Bury Old Road Whitefield MANCHESTER M45 6TQ	Energy rating D	Valid until: 14 October 2030 Certificate number: 0484-9822-5430-2224-1756
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

123 square metres

Rules on letting this property

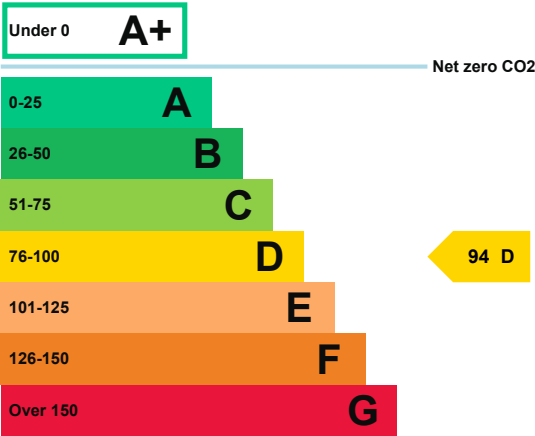
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

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

36 B

If typical of the existing stock

105 E

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	57.76
Primary energy use (kWh/m2 per year)	338

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2920-4785-0342-8974-1980\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joel Neumann
Telephone	07792592152 
Email	joel@epcnational.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO032686
Telephone	0330 124 9660 
Email	certification@stroma.com

About this assessment

Employer	Epc National Limited
Employer address	Unit 2c Birch Mill Heywood Old Road Manchester OL10 2QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2020
Date of certificate	15 October 2020
