

1-2 GREENACRES SHOPPING CENTRE, HUDDERSFIELD ROAD, OLDHAM, OL4 2GA



3,076 Sq Ft (285.76 Sq M)

- **PROMINENT GROUND FLOOR RETAIL PREMISES**
- **DOUBLE FRONTED UNIT TO THE BUSY A62**
- **NEARBY OCCUPIERS INCLUDE TESCO SUPERSTORE;
McDONALD'S; SUBWAY**



LOCATION

The premises are located within the Greenacres Shopping Centre, with neighbouring tenants including Tesco Superstore, Subway, Greggs and Dominos.

The site itself is located within 1 mile of Oldham Town Centre and 8 miles of Manchester City Centre. Junction 2 of the M60 is 3 miles in distance and Junction 20 of the M62 is 9 miles in distance away.

DESCRIPTION

This double fronted retail / showroom premises is relatively open plan and benefits from a kitchen and disabled w.c., together with a storage mezzanine at first floor level.

Two large display and entrances are glazed with the ability of feature signage to the busy Huddersfield Road available. Directly below Tesco Extra, which has the benefit of the 891 space car park.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	2,621	243.54
Mezzanine	455	42.36
Total Area	3,076	285.90

(Measurements to be confirmed)

SERVICES

The property benefits from all main services with the exception of gas.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

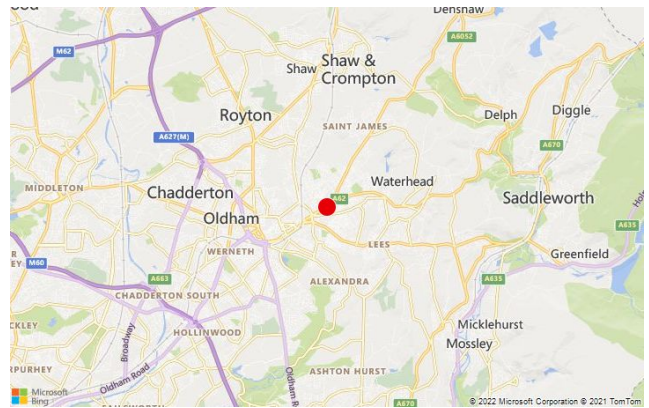
£30,000 per annum.

LEASE TERMS

Full repairing and insuring lease.

SERVICE CHARGE

There is a service charge of £7,808 per annum to cover the cost of the common areas.



BUILDINGS INSURANCE

£1,252.93 per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The premises are described as 'Shop and Premises' and have an adopted rateable value of £32,000.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

The property has an Energy Performance Rating of B.

VIEWING

Strictly by appointment with the sole agents.

Nolan Redshaw

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

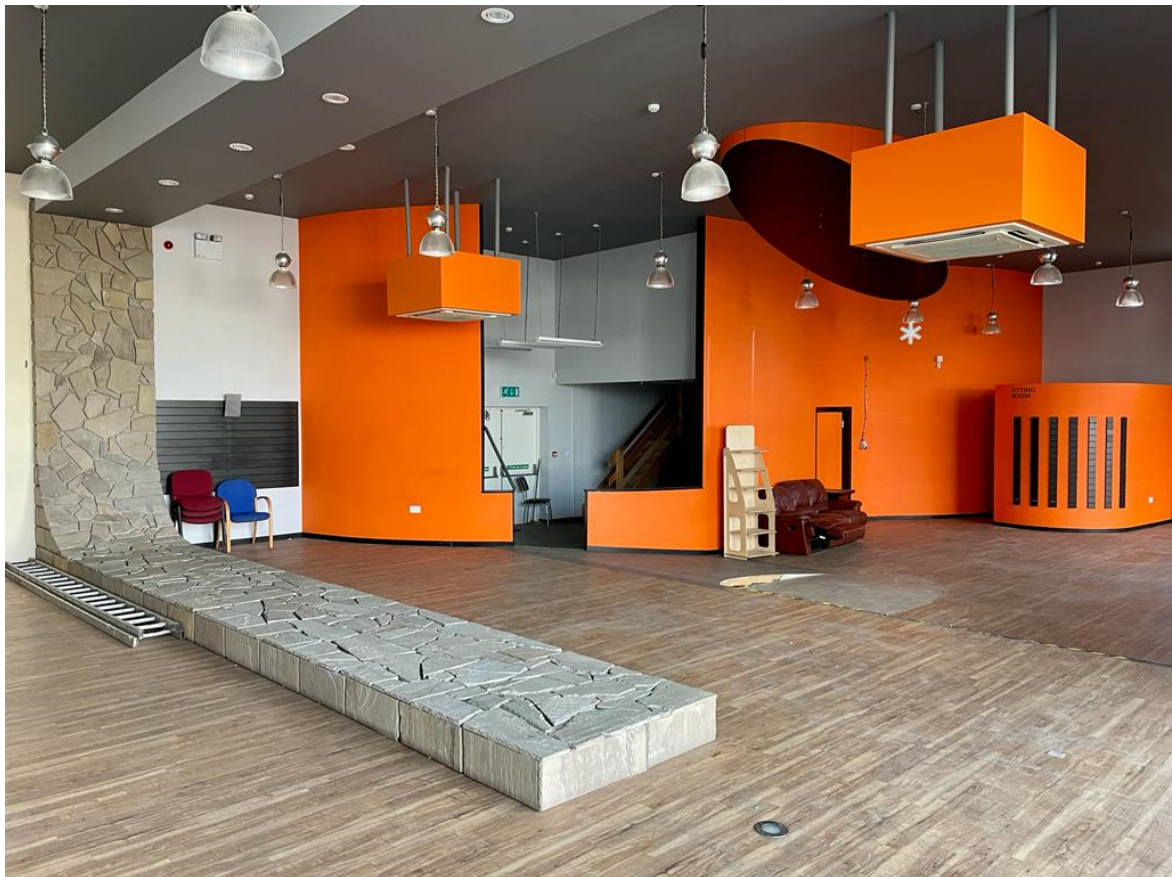
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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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Property

Units 1/2 Green Acres Shopping, Huddersfield Road, Oldham, OL4 2GA

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Valuation

Current rateable value (1 April 2017 to present)

£32,000

This is not the amount you pay. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

Other valuation periods for this property

Valuation period Help with Valuation period	Effective date Help with Effective date	Rateable value
PREVIOUS 18 September 2012 to 31 March 2017	14 May 2010	£32,000
PREVIOUS 24 February 2011 to 17 September 2012	14 May 2010	£40,000
PREVIOUS 14 June 2010 to 23 February 2011	14 May 2010	£48,000

Hide all sections

Property details , Hide this section

Description	Shop and premises
Local authority	Oldham
Local authority reference Help with Local authority reference	99998000101019
Base rate	£200.00
Basis of measurement Help with Basis of measurement	NIA

Transitional relief certificate issued	No
Valuation scheme reference Help with Valuation scheme reference 396496	
Special category code	249G
Effective date Help with Effective date	1 April 2017

How the valuation was calculated , Hide this section

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value Help with Value
Ground	Retail zone a	117.2	£200.00	£23,440.00
Ground	Retail zone b	114.8	£100.00	£11,480.00
Ground	Retail zone c	6.9	£50.00	£345.00
Mezzanine	Internal storage	35.6	£10.00	£356.00
Total		274.5		£35,621.00

Adjustments made to property

Description	Adjustment Help with Adjustment
Variations in floor level	-0.05%
Size or quantity allowance	-0.05%
Total	-£3,473.00
Total value	£32,148.00

[More about how business properties are valued](#)

[Get help with this valuation](#)

Help with current valuation

You can tell the Valuation Office Agency (VOA) that:

- your property details (such as floor area sizes and parking) need changing
- you think your rateable value is too high

You need a business rates valuation account to tell the VOA yourself or appoint an agent to do it for you.

[Sign in or register for an account](#)

- [How to use a business rates valuation account](#)
- [How business properties are valued](#)
- [Estimate your business rates](#)
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Similar properties

Compare this property with similar properties in the area to see if its rateable value is much higher.

[Compare with similar properties](#)

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Energy performance certificate (EPC)

Unit 1 & 2 Greenacres Shopping Centre Huddersfield Road Oldham OL4 2GA	Energy rating B	Valid until: 20 May 2031
		Certificate number: 1552-9158-1359-7985-2761

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

276 square metres

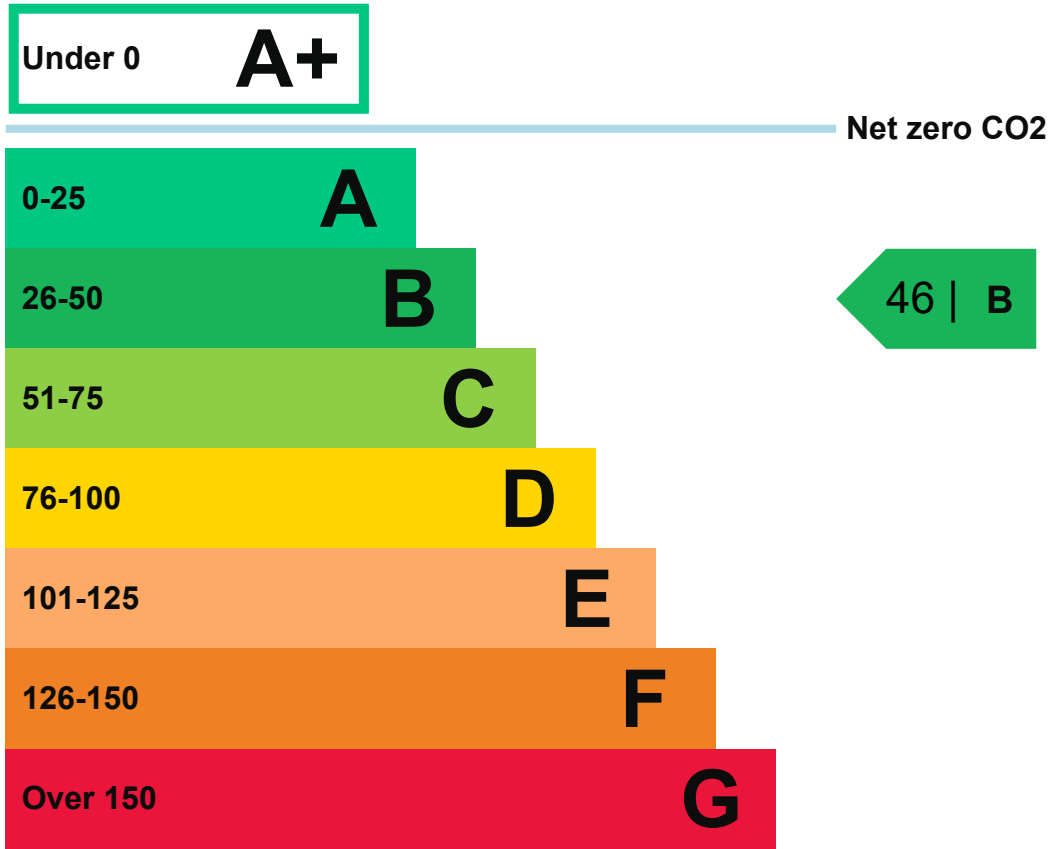
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

57.52

Primary energy use (kWh/m² per year)

340

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8955-8808-6495-6602-1068\)](/energy-certificate/8955-8808-6495-6602-1068).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Graham Basnett

Telephone

07738207970

Email

graham@co-tech.net

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001266

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Employer**

Cotech

Employer address

1 Parkside Scholes Holmfirth HD9 1UF

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

6 May 2021

Date of certificate

21 May 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.