

ROCHDALE FIRE STATION

0.76 ACRE SITE **FOR SALE**



FIRE STATION, OFFICES AND SECURE CAR PARK
MACLURE ROAD, ROCHDALE, OL11 1DN

ROCHDALE FIRE STATION

The property comprises a purpose built Fire Station with external secure yard area and additional outbuildings. The property is of traditional brick construction with a pitched slated roof. It is an attractive period building and extends to basement, ground and first floor, with second floor storage. The ground floor provides fire engine bays and amenity facilities, whilst the first floor comprises attractive offices with additional storage space.

LOCATION

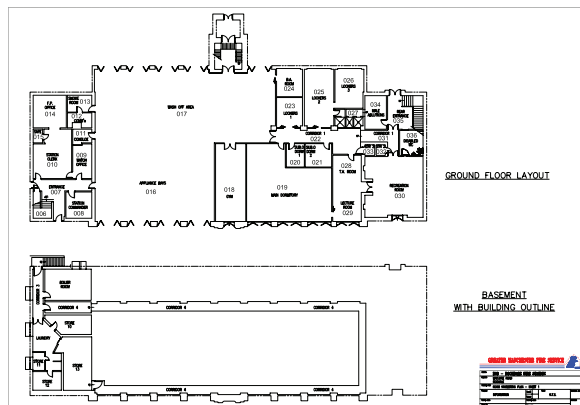
The property is located in Rochdale town centre, approximately 9.8 miles to the north east of Manchester city centre. The property is situated in close proximity to Rochdale Rail Station. The new Metro Link line will pass the subject property, with a new stop being located on the opposite side of Maclure Road.

ACCOMMODATION

The following approximate areas have been calculated in accordance with the RICS Code of Measuring Practice from measurements taken on site and are expressed on the basis of GIA:

	sq m	sq ft
Basement	124.6	1,341
Ground Floor	898.4	9,667
Mezzanine	98.9	1,064
First Floor	535.5	5,762
Second Floor	89.5	963
Self-contained Unit (GEA)	281	3,025
TOTAL	2,028	21,822

Site Area: 0.76 ACRES (0.3 ha)
Floor plans are available upon request.



TITLE

Freehold.

TERMS

Our clients are inviting offers for the freehold interest in the property by private treaty with a guide price of £875,000. Any conditions should be clearly stated in any offers. The property is being sold with vacant possession. A DEC will be made available upon request.

Our client does not undertake to accept the highest or any offer received for the property.

PLANNING

The property is situated in a mixed use area on the southerly edge of Rochdale Town Centre. It is situated with the Maclure Road conservation area, but is not listed. The property is suitable for conversion to a variety of alternative uses, subject to planning. A Planning and Development brief is available on request. Further enquiries can also be made to the Planning Department of Rochdale MBC on 01706 924 310.

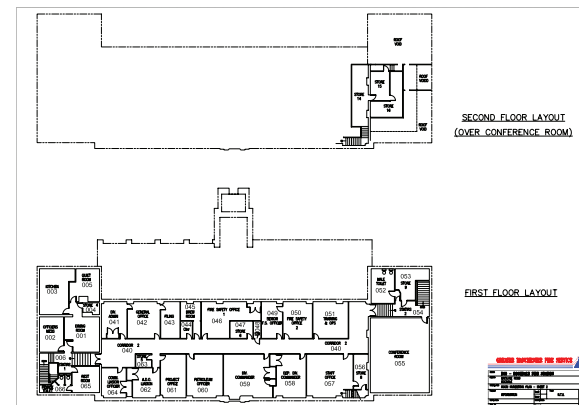
VAT AND LEGAL COSTS

All figures are quoted exclusive of but may be liable to VAT at the prevailing rate. Each party will be responsible for their own legal and surveyor costs.

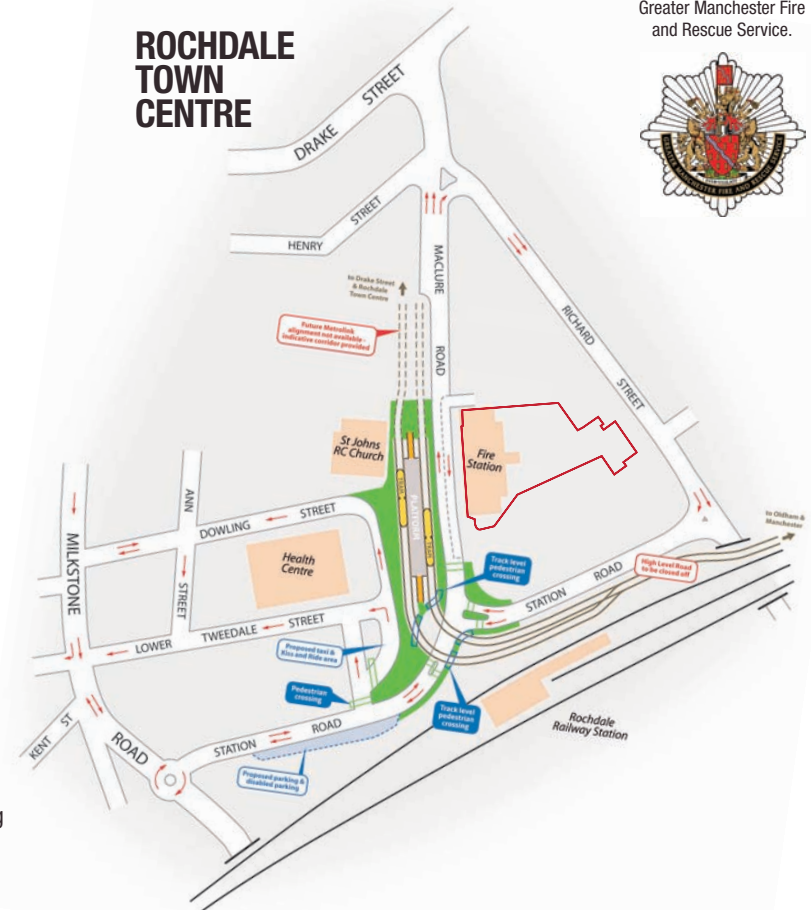
VIEWING

Strictly by prior appointment with the sole agent Matthews & Goodman - 0151 236 4552.

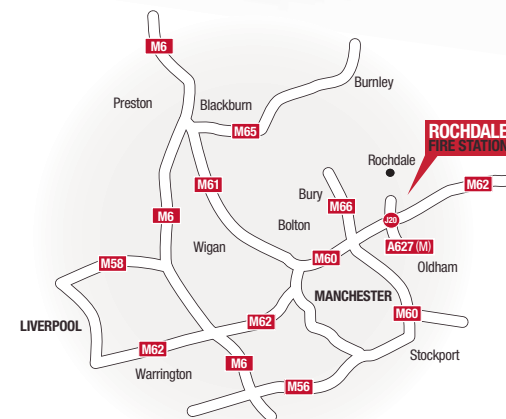
Subject to contract.



ROCHDALE TOWN CENTRE



On instructions from
Greater Manchester Fire
and Rescue Service.



Matthews & Goodman LLP gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by or otherwise as to the correctness of each of them. No person in the employment of Matthews & Goodman LLP has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Date of publication May 2012. Matthews & Goodman is a Limited Liability Partnership (registered number OC312368) Designed and produced by Bella Design & Marketing, 01565 757825. www.belladesign.co.uk

**Matthews
& Goodman**
0151 236 4552
www.matthews-goodman.co.uk

Display Energy Certificate

How efficiently is this building being used?



Greater Manchester Fire & Rescue Service
Greater Manchester Fire & Rescue Service
Fire Station, Maclure Road
ROCHDALE
OL11 1DN

Certificate Reference Number:
9964-1012-0008-0600-9721

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

A 0-25

B 26-50

C 51-75

D 76-100

86

100 would be typical

E 101-125

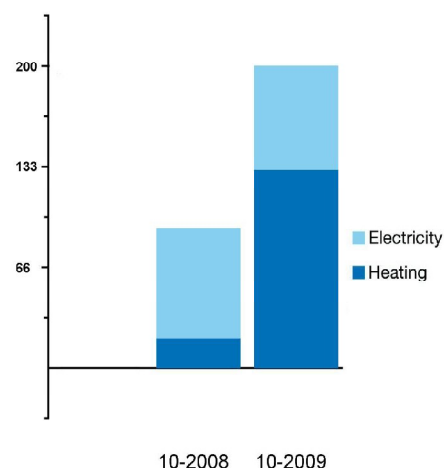
F 126-150

G Over 150

Less energy efficient

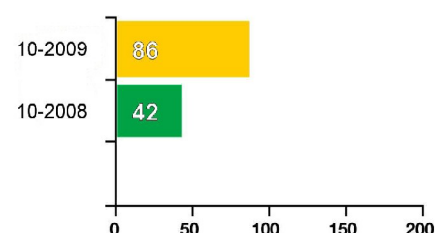
Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods



Technical information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
Building Environment: Heating and Natural Ventilation
Total useful floor area (m²): 1907
Asset Rating: Not available.

	Heating	Electrical
Annual Energy Use (kWh/m ² /year)	354	66
Typical Energy Use (kWh/m ² /year)	429	70
Energy from renewables	0%	0%

Administrative information

This is a Display Energy Certificate as defined in SI 2007/991 as amended.

Assessment Software: ORCalc V2-00-03
Property Reference: 948076160000
Assessor Name: Andrew Bibby
Assessor Number: LCEA127947
Accreditation Scheme: CIBSE Certification Limited
Employer/Trading Name: Greater Manchester Fire & Rescue Service
Employer/Trading Address: Agecroft Fire Station, Bolton Road, Pendlebury, Swinton, Manchester
Issue Date: 21-02-2010
Nominated Date: 01-10-2009
Valid Until: 30-09-2010
Related Party Disclosure: N/A

Recommendations for improving the energy efficiency of the building are contained in the accompanying Advisory Report.