



MCDERMOTT & CO
THE PROPERTY AGENTS



£1,650 PCM

The Old Bus Stop, Holmfirth Road, Greenfield, Saddleworth, OL3 7GD

The Old Bus Stop, Holmfirth Road, Greenfield, Saddleworth, OL3 7GD

We are delighted to offer to the commercial rental market this brand new premises with planning permission for category E / café under the operating hours of 7.30am - 5.30pm.

Set in the highly popular and sought after village of Greenfield and within extremely close proximity to Dovestones Reservoir is this brand new fully rebuilt stone premises providing a fantastic business opportunity with a huge amount of footfall within the area. Having undergone major works to a high standard providing a ready to fit out space. Covering an area of 758ft2 with additional outdoor area perfect for dining. Further benefiting from gas central heating with internal radiators operated from a brand new combi boiler, full electric supply including external sockets and lighting, fire alarm system. Upvc double glazing in black finish with french doors to entrance and outdoor area. We expect the property to be ready to take over from end of July. All interested parties should contact the lettings agent directly.

*image is artists impression

*the finish will be plastered and painted with screed floor.

*a fit out can potentially be negotiated via letting agent

*supply bills and all associated costs will be the responsibility of the tenant

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		