

# FOR SALE INDUSTRIAL/WAREHOUSE PREMISES

On the instructions of the Joint LPA Receivers

  
**Eddisons**



## 8 COMMERCIAL BROW, HYDE, TAMESIDE, SK14 2JW

PRICE REDUCED £300,000

- \ Secure yard with perimeter fencing.
- \ Close to junction 3 of the M67 motorway.
- \ Extensive office accommodation provided.

AVAILABLE SPACE  
754.46m<sup>2</sup> (8,121sq ft)





## LOCATION

The property is located on a small industrial estate fronting onto Commercial Brow, approximately 2.5 miles west of Hyde town centre.

The property benefits from good transport links with Junction 3 of the M67 motorway approximately 0.5 miles to the west and Newton for Hyde Railway Station a short walk to the east.

## DESCRIPTION

The property comprises a part single storey, part two storey detached workshop with extensive offices to the first floor.

The property has been split into distinct sections. The eastern elevation has two single storey warehouse bays linked by a central building.

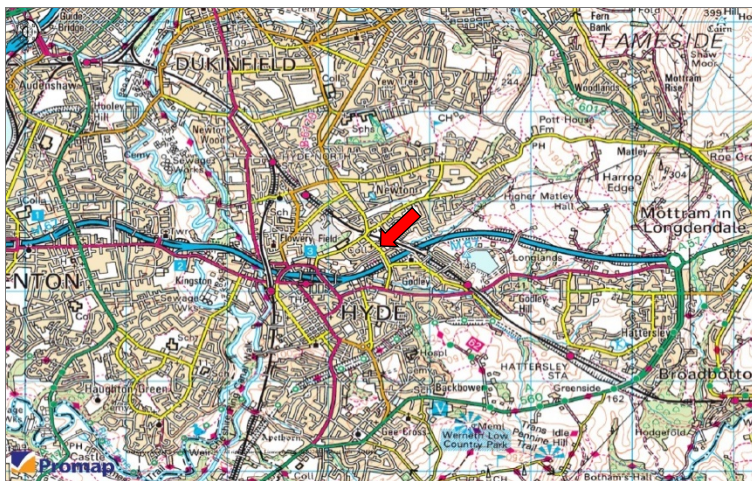
The workshop to the western elevation has been predominantly turned into trade counter use to the ground floor with office accommodation above.

The approximate Gross Internal Area is as follows:-

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	456.86	4,918
First Floor	297.60	3,203
<b>Total</b>	<b>754.46</b>	<b>8,121</b>

Externally, the property has a gated courtyard to the south which fronts directly onto Sandhill Street.

Overall, the site extends to approximately 0.47 acres (0.19 hectares).



## RATEABLE VALUE

Description / Warehouse, Offices and Premises

Rateable value / £24,500

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers are invited in the region of £300,000 for the freehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0161 831 1696  
Email / [chris.holt@eddisons.com](mailto:chris.holt@eddisons.com)

REVISED FEBRUARY 2018  
SUBJECT TO CONTRACT  
FILE REF / 704.2597A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0161 831 1690

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

  
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# Energy Performance Certificate

## Non-Domestic Building



Premier Insulation Solutions Ltd  
8 Commercial Brow  
HYDE  
SK14 2JW

Certificate Reference Number:  
0270-0937-1719-0522-5096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

59

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	773
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	40.77
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
72	If typical of the existing stock