



commercial property consultants

FOR
SALE/
TO LET



Former Public House

Suitable for a variety of uses (Subject to Planning)

Size 769.8m² (8,286 sq ft)

**21-25 Market Place
Hyde
SK14 2LX**

- Busy Town Centre location
- Potentially suitable for a variety of uses including bar, restaurant, café, office, retail, medical, leisure etc

0161 833 9797
www.wtgunson.co.uk

Location

The property occupies a prominent corner position on the pedestrianised section of Market Place close to the entrance with Clarendon Square Shopping Centre in the centre of Hyde.

The property is located in close proximity to The Post Office, Halifax Bank, Specsavers and Poundstretcher.

General Description

The property comprises a substantial prominent double storey former public house premises which is fully fitted out for that purpose, but may suit a variety of other uses subject to planning.

The accommodation is arranged over ground and first floor plus basement storage.

Externally, the property also benefits from seating areas both to the front and rear of the property.

Accommodation

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition the areas are as follows:-

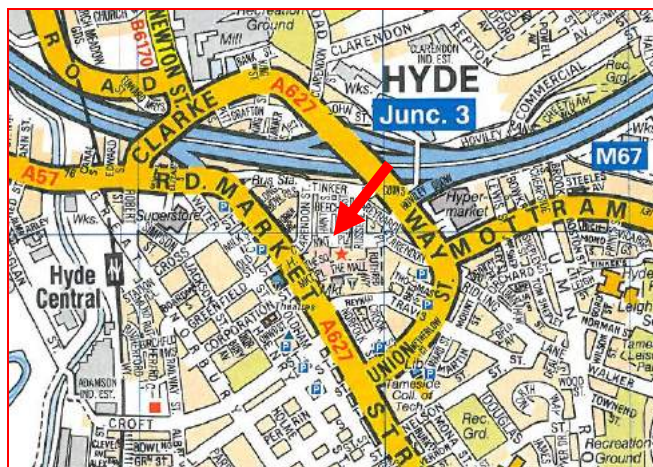
Ground Floor	410.24m ²	(4,416 sq ft)
First Floor	270m ²	(2,906 sq ft)
Basement	89.56m ²	(964 sq ft)
Total	769.8m ²	(8,286 sq ft)

Purchase Price

Offers in the region of £475,000.

Lease

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £45,000pa.



Tenure

Freehold.

EPC

A copy of the EPC is available on request.

Business Rates

The rateable value of the property is £81,850 and the rates payable £39,206.15pa (2017/18 – 47.9p/£)

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the joint agents:-

W T Gunson - Neale Sayle
Email: Neale.sayle@wtgunson.co.uk
Tel: 0161 833 9797

Hynes Illingworth - Andrew Hynes
Email: andrew@hynesillingworth.com
Tel: 0161 431 0660