

MBRE

DEVELOPMENT FOR SALE



68-70
Market Street
Hyde
SK14 1ES

**3,302
SQ.FT**



Accommodation Schedule

Flat 1	37m ²	1B-1P
Flat 2	37m ²	1B-1P
Flat 3	43m ²	1B-1P
Flat 4	38m ²	1B-1P
Flat 5	37m ²	1B-1P
Flat 6	38m ²	1B-1P
Flat 7	77m ²	2B-4P

- Freehold residential development opportunity
- First, second & third floor apartment block
- 6 x 1 bed - 1 person / 1 x 2 bed - 4 persons
- Central Hyde location near all amenities
- Works commenced incl. staircases/stud walls
- Freehold tenure - Title number TBC by vendor
- Planning No's: 19/00137/FUL & 22/00171/FUL
- 3 x 37 Sq.m/2 x 38 Sq.m/1 x 43 Sq.m/1 x 77 Sq.m

Location

The property is located fronting Market Street in the centre of Hyde a short walk from Clarendon Square shopping centre and a short drive to the M67 Motorway.

- Stockport: 7 miles.
- M67: 0.5 miles.
- Manchester: 8.5 miles.



Description/Accommodation

The property forms part of a four-storey mid-terrace building mixed commercial and residential building in the centre of Hyde of brickwork elevations under a pitched tiled roof. Fenestration throughout the property is single-glazed set within timber frames.

The first, second and third floors are currently vacant and have planning consent to convert to seven apartments. Access is available via separate private ground floor entrance doorway off Market Street.

- First floor - Flat 1: 398 Sq.ft / 37 Sq.m - 1B - 1P.
- First floor - Flat 2: 398 Sq.ft / 37 Sq.m - 1B - 1P.
- First floor - Flat 3: 462 Sq.ft / 43 Sq.m - 1B - 1P.
- Second floor - Flat 4: 409 Sq.ft / 38 Sq.m - 1B - 1P.
- Second floor - Flat 5: 398 Sq.ft / 37 Sq.m - 1B - 1P.
- Second floor - Flat 6: 409 Sq.ft / 38 Sq.m - 1B - 1P.
- Third floor - Flat 7: 828 Sq.ft / 77 Sq.m - 2B - 4P.

Planning documentation available on the Tameside planning portal includes the following:

Decision Notice, Plans, D&A Statement, Location plan, elevations plans, window specification, police/highways consultations, application details.

Planning references: 19/00137/FUL & 22/00171/FUL.

Rateable Value

Rateable value: N/A.

Small Business Rates Multiplier 2022/23: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

Tenure

We understand that the property is Freehold/Leasehold.

Title Number:

Price/VAT

£295,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

Services

Mains services are available including electricity, water and drainage.

Conditions

Subject to Contract.

Accommodation

Planning Application 22/00171/FUL provides for the following accommodation schedule.

First floor - Flat 1: 398 Sq.ft / 37 Sq.m - 1B - 1P.

First floor - Flat 2: 398 Sq.ft / 37 Sq.m - 1B - 1P.

First floor - Flat 3: 462 Sq.ft / 43 Sq.m - 1B - 1P.

Second floor - Flat 4: 409 Sq.ft / 38 Sq.m - 1B - 1P.

Second floor - Flat 5: 398 Sq.ft / 37 Sq.m - 1B - 1P.

Second floor - Flat 6: 409 Sq.ft / 38 Sq.m - 1B - 1P.

Third floor - Flat 7: 828 Sq.ft / 77 Sq.m - 2B - 4P.

Planning

19/00137/FUL Change of use of ground floor to café (use class A3), and conversion first, second and attic floors to 7 apartments - Granted 16th August 2019.

22/00171/FUL Variation of condition 2 (approved plans) of planning permission 19/00137/FUL to conversion of first and second floors to 6no. studio apartments and 1no. 2 bed apartment in the attic space.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. APRIL 2023.