

# To Let

**Ground Floor Only  
Formerly Pub & Basement**



**Owd Joss, 81 Market St, Hyde, Greater Manchester, SK14 1HL**

**3,401 sq. ft.  
(316 sq. m)**

## Investment Summary

- ◆ **Spacious Premises - Suitable for Several Other Retail/Office Uses**
- ◆ **Prominently Located on Busy Main Road Frontage of Hyde Town Centre**
- ◆ **Asset Management Potential to Create Additional Letting Space**
- ◆ **Approx. Total GIA 3,401 sq. ft. (316 sq. m.)**
- ◆ **Close to the M60 & M67 Motorways**
- ◆ **Flexible Lease Terms**



**Talk to our team on 0161 830 8833**

# Description



The property is a two-storey double fronted end terraced Pub. It is constructed with brick and has a pitched slate covered roof. At the back, there is a small single-storey extension. Originally, it was known as the Cotton Tree and was established in 1836. Later on, it was renamed The Clarendon in honour of Edward Hyde, the Earl of Clarendon. In 1888, the Chester Brewery acquired it, and it became a Whitbread House a century later. For a while, it was called the Beer Engine, but by 2010, it had become a Last Orders pub. Recently, it reopened with the name Owd Joss.

The property comprises approximately net internal floor area 3,401 sq. ft. (316 sq. m.)

Note:

We have not measured the premises but have relied upon floor areas provided by our Client.



# Further Information

## Location

The property is located on the busy retail section of Market Street in the centre of Hyde in Greater Manchester, with a population of 34,000 people. It is a short walk from Clarendon Square shopping centre and close to the M60 and M67 motorways, providing excellent links to the regional motorway network.

Stockport: 7 miles.

M67: 0.5 miles.

Manchester: 8.5 miles.

## Rateable Value:

The 2023 Rateable Value has been assessed at £18,500.

## AML

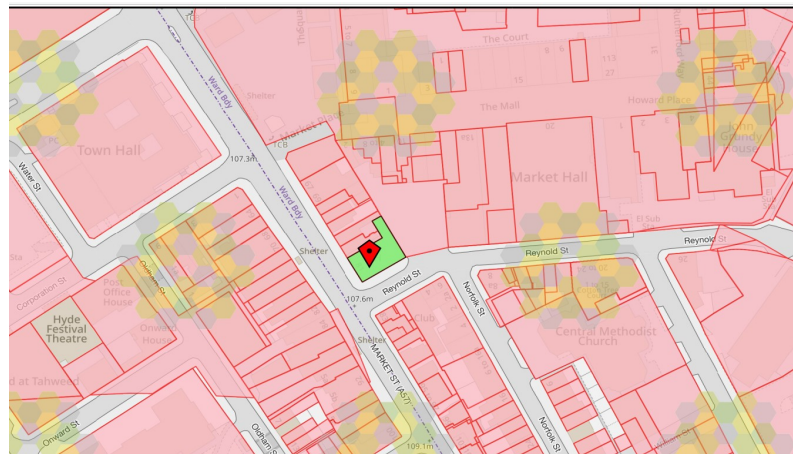
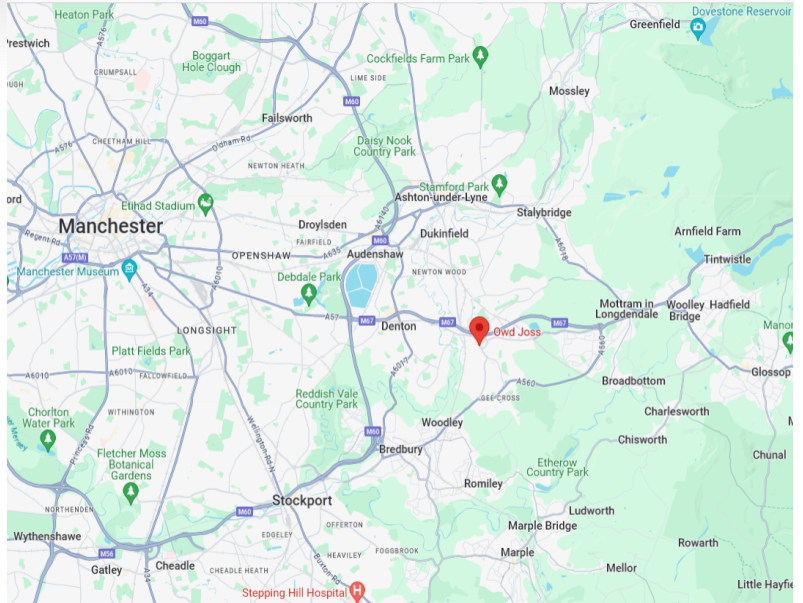
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Services

All mains services available to the property. Electricity, gas, water and drainage.

## EPC

Available upon request.



## Viewing

Contact Sole Agents Portfolio Properties

Tel: 0161 830 8833 Email: [info@portfoliuk.com](mailto:info@portfoliuk.com)

## Rent

POA.

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