

Breakey & Nuttall

CHARTERED SURVEYORS | PROPERTY ADVISORS

Industrial & Commercial Specialists



11-21 Clarendon Street
Hyde
Greater Manchester
SK14 2EL

Retail Investment
Opportunity

Three Self-Contained
Properties

Current Annual
Income £43,300

Income From Year 3
£45,250 pa

Currently
Professionally
Managed

Public Car Park To
Rear

FOR SALE:

OFFERS IN EXCESS OF
£475,000

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

58

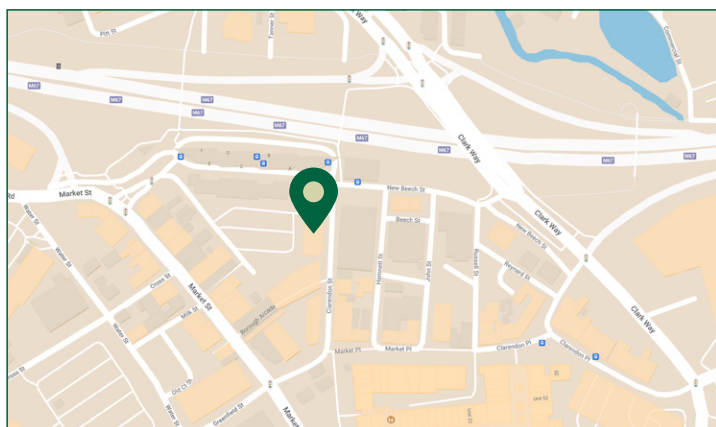
This is how energy efficient
the building is.

T: 0161 660 3101 | www.breakeynuttall.co.uk

Regulated by RICS

Location

The property is located in the centre of Hyde on Clarendon Street, which is accessed from Market Street. It is adjacent to the former Hyde Job Centre, Donneybrook Medical Centre, and close to Boots, Natwest and the bus station. The main Asda Hyde Superstore is close by, along with the pedestrianised centre of Hyde. Junction 3 of the M67 is approximately 0.1 miles away, which gives access to the wider motorway network.



Description

A town centre retail investment opportunity, comprising an unbroken parade of three two-storey and self-contained retail units in the centre of Hyde, with parking to the rear. No.11 is let to Gracie's Bar & Kitchen, No.15 is let to Crohns & Colitis UK and No.21 is let to N.O.A.H's ART.

Accommodation

From measurements taken on site, we understand that the approximate net internal floor areas are:

AREAS	Sq m	Sq ft
11 Clarendon Street - Gracie's Bar & Kitchen		
Ground Floor	65.25	702
First Floor	28.56	307
TOTAL	93.81	1,009
15 Clarendon Street		
Ground Floor	93.87	1,010
First Floor	41.02	441
TOTAL	134.89	1,451
21 Clarendon Street		
Ground Floor	115.97	1,248
First Floor	54.06	582
TOTAL	170.03	1,830

Price

Offers in excess of £475,000 are invited.

Tenancies

11 Clarendon Street: 5-year lease from 14th November 2021. £10,000 pa, excl.

15 Clarendon Street: 5-year lease from 29th November 2022. £15,750 pa, excl. Rent review and tenant only break (6 months notice) on 29th Nov 2025.

21 Clarendon Street: 5-year lease from 14th December 2023, with tiered rent of £17,550 year one, £18,525 year two and £19,500 years three, four and five.

Tenure

We have not had sight of the title deeds but are informed that the property is Leasehold for a term of 125 years from 11th December 1989. Ground rent of around £4,500 pa is currently payable. This is subject to confirmation by solicitors.

Business Rates/Local Authority

Prospective purchasers are advised to check the rates payable with the Local Authority.

Tameside MBC, Tameside One, Market Place, Ashton-under-Lyne, OL6 0GS. (T) 0161 342 8355 (W) www.tameside.gov.uk

VAT

We understand that VAT is payable in addition to the price and rents quoted.

EPCs

Each of the properties has a currently compliant EPC, copies of which are available on request.

Viewing

Viewing is strictly by prior appointment with Breakey & Nuttall. Under no circumstance should interested parties visit the properties unless a prior appointment to do so has been made. Please refer to the notes section below.

Note: These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars.

Compliance Documents: Breakey & Nuttall act as Managing Agents for the subject property and compliance documents are available.

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) the particulars are set out for the guidance only of intending purchasers or Tenants, and do not constitute part of any offer or contract.
- (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or Tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them.
- (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property.
- (4) measurements and floor areas are given as a guide and should not be relied upon.
- (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation.
- (6) circumstances may change beyond our control after the publication of these particulars.