



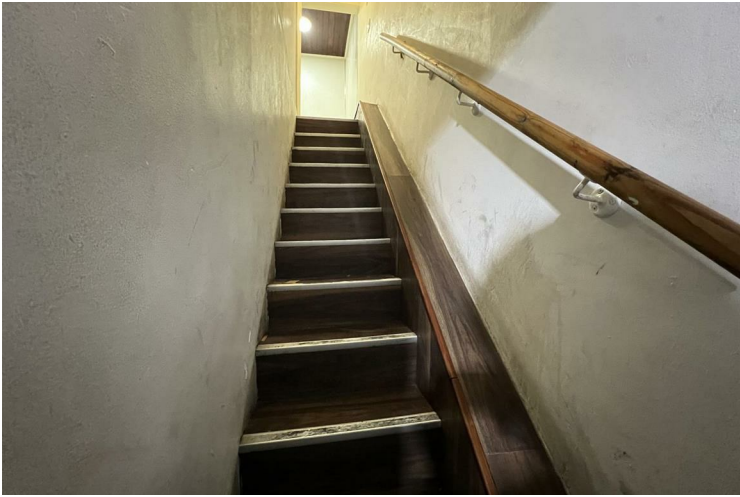
656 HYDE ROAD MANCHESTER

£210,000
FREEHOLD

This superb mixed-use property presents an excellent investment opportunity, with a long-standing tenant already in situ and happy to sign a new lease with the incoming buyer. The ground floor comprises a well-established commercial unit currently operating as a fast-food restaurant. The layout is practical and functional, offering a strong trading position and consistent footfall from the surrounding area. Above the commercial premises is a one-bedroom apartment, providing additional rental income. The apartment includes a bright living room, a good-sized bedroom and a modern shower room. Access is internal with no separate entrance, making it ideal for staff accommodation or a secondary income stream as part of the same tenancy arrangement. One of the standout features of this property is its exceptional location along Hyde Road, one of the busiest routes in the area. This prime position benefits from continuous passing traffic, excellent visibility and strong accessibility, ensuring the commercial unit remains attractive to both the current and potential future tenants. With a reliable tenant in place and superb long-term investment prospects, this property is perfectly suited for buyers seeking a ready-made income-generating asset in a high-demand location.





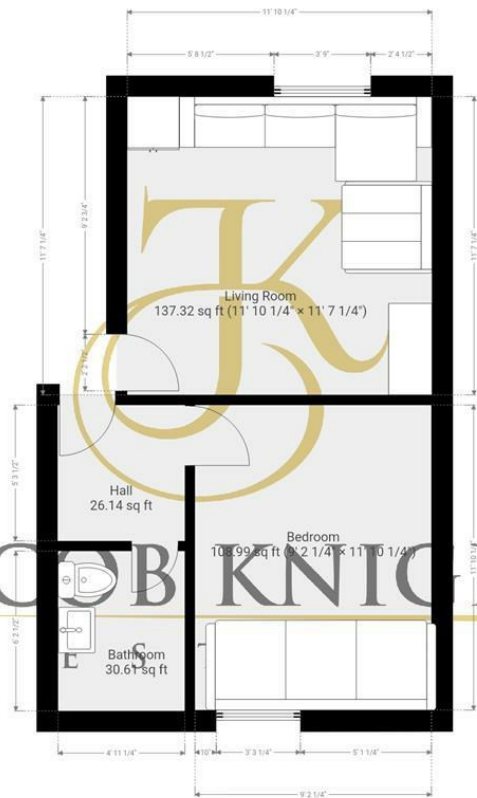


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E S T A T E



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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