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Catherine Street, Hyde, SK14 2BE

Until recently utilised as a veterinary practice, this modern, single storey, detached property sits within a good sized plot with ample car parking area, in a prominent position immediately adjacent to Clarke Way. The property is ready for immediate occupation and there is further potential development of the car parking area (STP) making the property ideally suited to a wide variety of prospective purchasers. The vendor advised that current loft space could be converted to further accommodation which was built into the design when the property was constructed. (N.B. We understand that V.A.T. is payable in addition to the sale price).

The detached building occupies a good sized plot providing ample car parking space. The property is located on the fringe of Hyde Town Centre immediately adjacent to Clarke Way which is one of the arterial routes into Hyde. Junction 3 of the M67 is within approximately 100 metres which provides access to the M60 Orbital Motorway.

Offers Over £235,000

Catherine Street, Hyde, SK14 2BE

- Modern Single Storey Unit with Large Car Park
- Prominent Position
- Potential Development of the Upper Floor and Car Parking (STP)
- Fringe of Hyde Town Centre (good Motorway access)
- Suit a Wide Variety of Prospective Purchasers
- Good Condition Throughout
- Ready for Immediate Occupation
- Access to Junction 3 of the M67

Contd.....

The property briefly comprises:

Entrance Foyer, WC, Main Reception Area, 2 Consultancy Rooms/Offices, central Storage Area, Rear Office/Workshop

The Accommodation in Detail:

Entrance Foyer

Electronically operated roller shutter door

Cloaks/WC

Low level WC, wash hand basin, double glazed window, central heating radiator

Main Reception

20'8 x 17'4 (6.30m x 5.28m)

Reception desk, two double glazed windows, three central heating radiators

Consultancy Room 1/Office

9'11 x 9'5 (3.02m x 2.87m)

Single drainer stainless steel sink unit, storage base units, central heating radiator, double glazed window

Consultancy Room 2/Office

10'0 x 9'5 (3.05m x 2.87m)

Single drainer stainless steel sink unit, base storage unit, double glazed window, central heating radiator

Central Store Room

10'4 x 6'2 (3.15m x 1.88m)

Single drainer stainless steel sink unit with base storage unit and wall shelving, open to the rear Workshop area

Rear Workshop

25'11 x 9'8 (7.90m x 2.95m)

Two central heating radiators, fire exit

Business Rates:

Prospective purchasers are advised to check the Rates Payable with Tameside MBC

N.B.

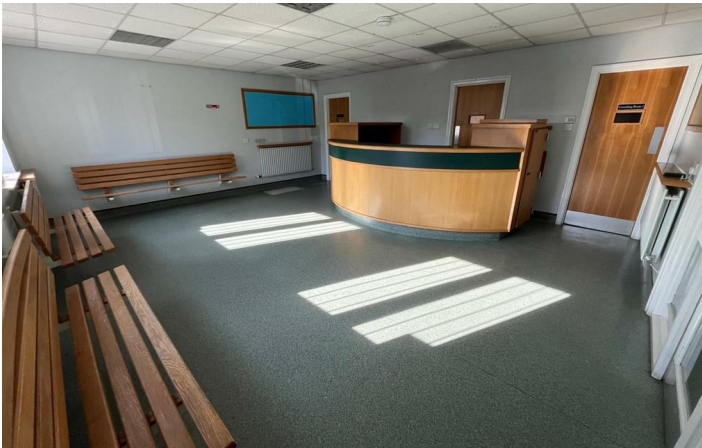
For added security there are security grills on each window and a roller shutter outside the fire exit.

V.A.T.

We understand that V.A.T. is payable in addition to the sale price.

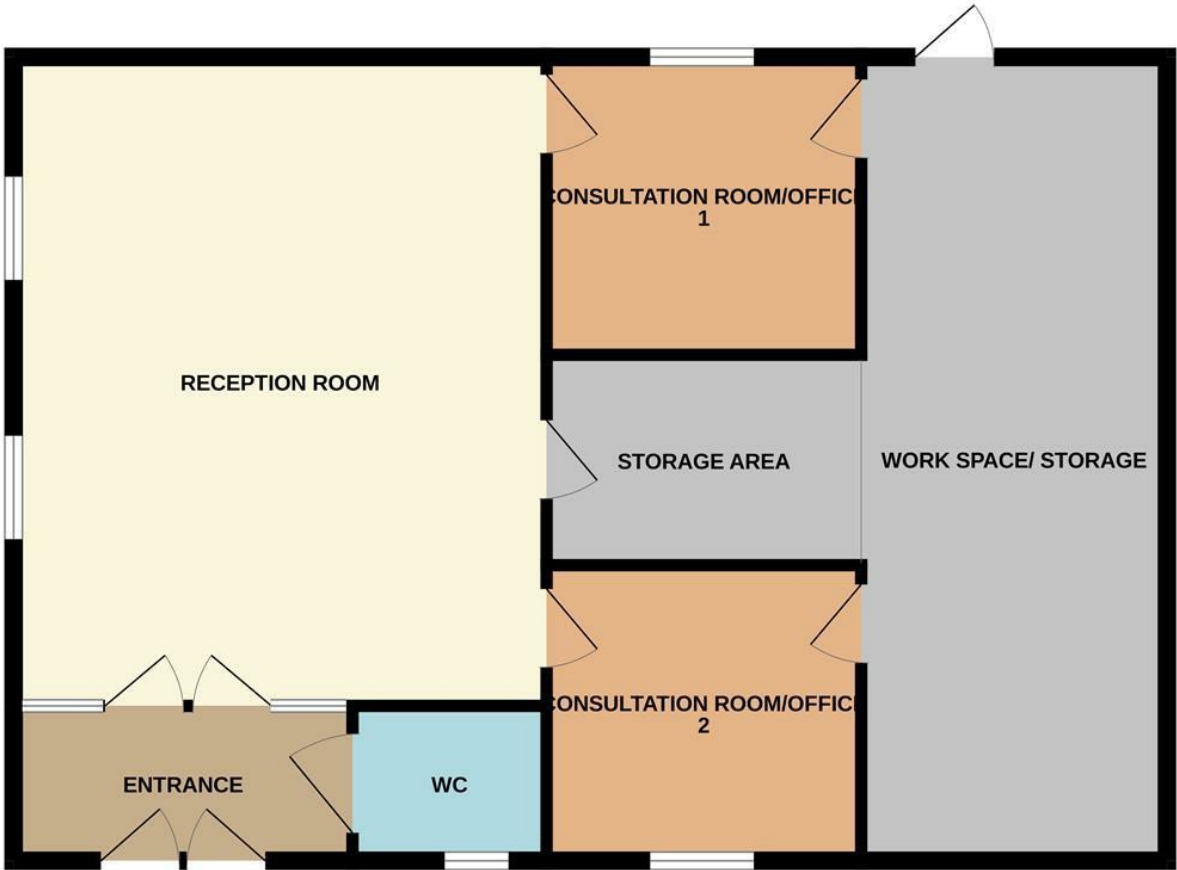


Directions



Floor Plan

GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(59-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	