



Hyde Estate & Letting Agents

**535 Barton Lane, Manchester
M30 0HY**

Asking Price £580,000

Hyde Estates present a prime mixed-use investment on Barton Lane, Eccles. This fully let, semi-detached freehold property generates high yields via a strategic mix of tenancies. Features include a prominent Manchester location and large rear car park.



Description

Hyde Estates present this high-yield mixed-use investment on Barton Lane, Eccles. This semi-detached building presents an exceptional opportunity to acquire a high-yield freehold property in a prominent Manchester location. This versatile building is fully let and generates a robust annual income through a strategic mix of tenancies. Situated on a generous plot, the property benefits from a large car park to the rear, a highly sought-after asset in this area.

Investment highlights

- Total annual income: £54,000 per annum
- Gross yield: 9.3%
- Tenure: Freehold
- Occupancy: 100% Let
- Approx total floor area of 649 SQ M (6985.78 SQ FT)

Property configuration

Ground & lower ground (Units A & B) comprises a well-established public house (Ground) and a professional takeaway kitchen (Lower Ground).

- Lease: 10-year Internal Repairing & Insuring (IRI) lease.
- Financials: £2,500 PCM (£30,000 per annum).
- Security: A significant £50,000 deposit is held, demonstrating exceptional tenant commitment.
- Size & Usage: Approx floor area of 521SQ M (5608 SQ FT) with A3/A4/A5 usage.
- EPC: Energy rating D.

Second & third floors (Units C & D) two modern, high-spec duplex apartments offering premium living space across the upper levels.

- Features: Both units benefit from a decked area, providing valuable outdoor space.
- Lease terms: Both units are secured on 12-month tenancies at £1,000 PCM each (£24,000 total per annum).
- Size: Each unit measures approximately 64 SQ M (688.89 SQ FT).
- EPC: Energy rating C (both units).

Location & Structure

This traditional semi-detached brick building has been thoughtfully converted to maximize floor area across four levels. Situated in a high-visibility position on Barton Lane, the property benefits from excellent transport links to Manchester City Centre, Salford Quays, and the M60 motorway network, making it an ideal anchor for both commercial trade and residential demand.

Viewings: By appointment with Hyde Estate & Letting Agents 0161 773 4583

Note: Although these details are believed to be correct, they are not guaranteed. All dimensions and lease details should be verified by legal representatives.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [81-91] A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) 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

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