



## Woodhead House, 44 - 46 Market Street, Hyde, Cheshire, SK14 1AH

Offers In Excess Of £1,200,000

- Commercial Units to Ground Floor
- Hyde Town Centre Location
- 12 x One Bedroom Apartments
- Close to M67 and Public Transport
- Current Combined Income £122,400pa
- Outstanding Investment Opportunity

## 44 - 46 Market Street, Cheshire SK14 1AH

Outstanding Investment Opportunity. Ground Floor Commercial Unit. 12 x One Bedroom Apartments. Fully Let with a Combined Income of £122,400 pa. Rising to £124,860 May 2026. Situated in the Heart of Hyde Centre. Close to M67 and Public Transport.



Council Tax Band:





## Woodhead House-Outstanding Investment Opportunity

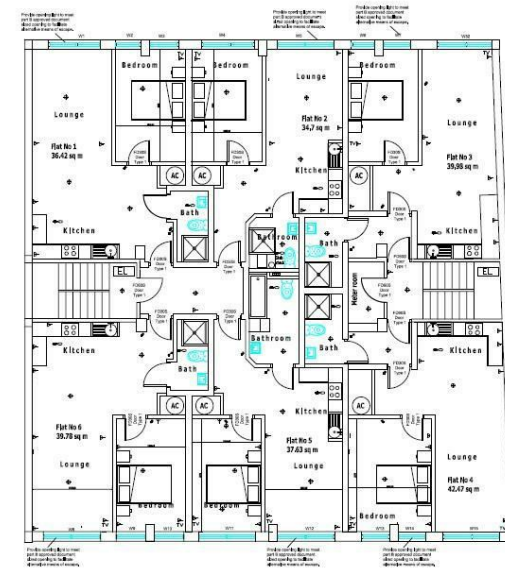
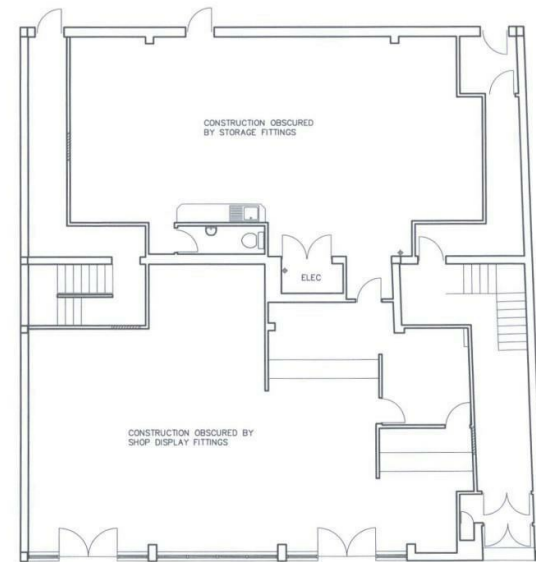
Formerly operating as an accountant's offices above a substantial retail unit, laid out over three floors and located in the epicentre of Hyde, Tameside. The offices were subsequently consented for residential use and now provides twelve contemporary one-bedroom apartments, skilfully converted with communal entrances at the front and rear. The building is approaching 9000 square feet with the ground floor approximately 3000 square feet, measured externally.

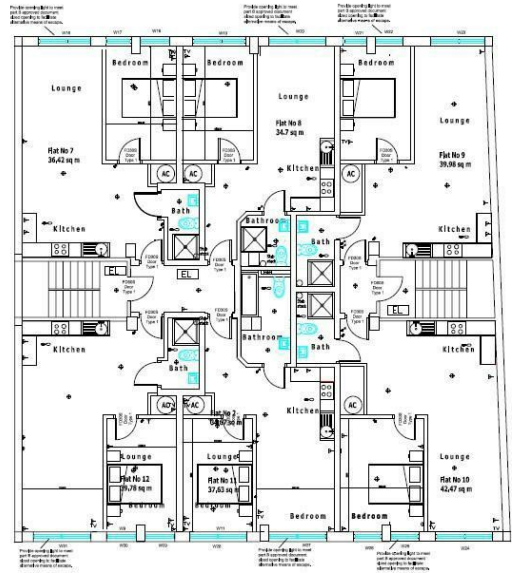
The ground floor unit is occupied by Cash Converters on an annual rent of £18,000 per annum until 23rd May 2026 when the rent will increase to £20,450 per annum. The lease expires 21st May 2028. All the apartments are currently let with recent increases in rent implemented to increase the individual rents to £725 per calendar month providing an annual roll of £104,400 per annum. The cumulative rent, therefore, is £122,400 per annum and £124,860 from 23rd May 2026.

Held under a separate lease is the rear car park rented on 99 year lease from the city council at a rent of approximately £1500 per annum (to be ratified).

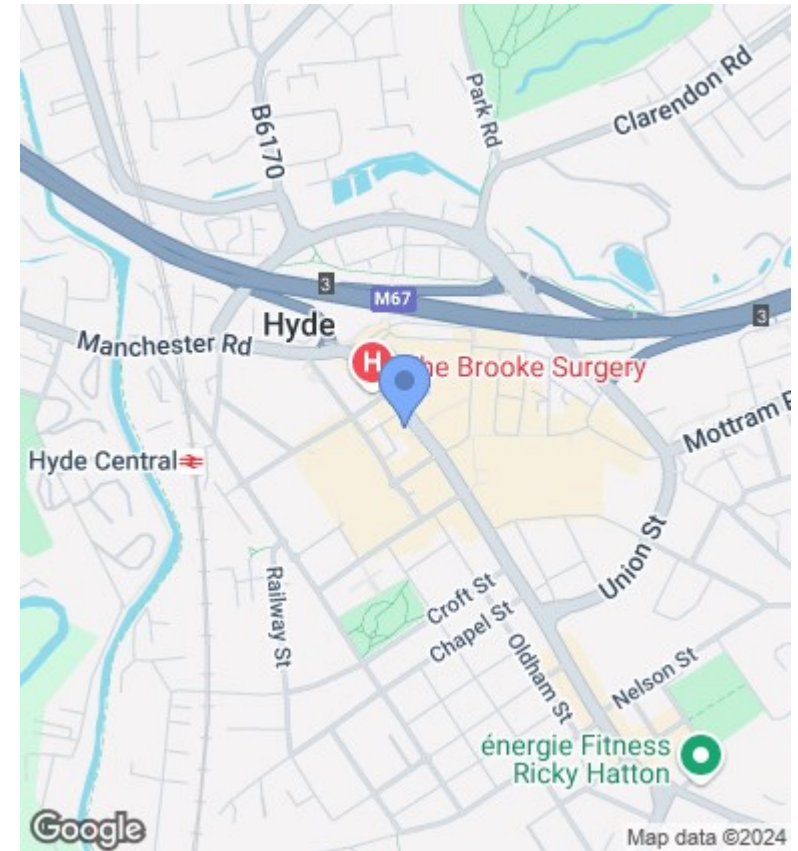
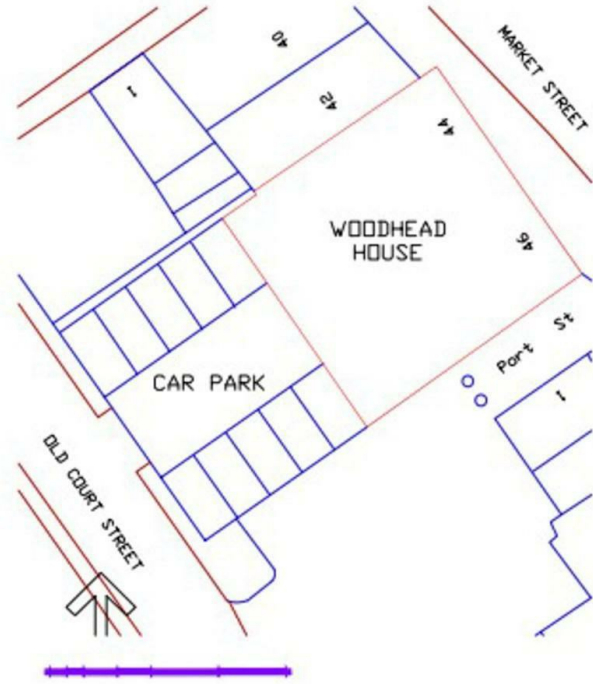
All public transport including the train station are a short walk away whilst the M67 runs adjacent to the town centre, making it an outstanding location for commuters whilst being in the town centre ensures it's convenient for shopping and recreational requirements. An outstanding investment opportunity.

EPC for the apartments and commercial unit available - please contact our office and we will email them across









## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

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