



**173-175 Market Street**

Hyde, SK14 1HF

**FOR SALE - RETAIL  
PREMISES WITH TWO  
BEDROOM APARTMENT AT  
1st FLOOR, AVAILABLE  
WITH VACANT POSSESSION**

**2,984 sq ft**  
(277.22 sq m)

- DOUBLE FRONTED SHOP
- REAR STORAGE AND WORKSHOP AREA
- MIXED USE, RETAIL & RESIDENTIAL
- INVESTMENT OPPORTUNITY
- LARGE TWO BEDROOM APARTMENT AT FIRST FLOOR

# 173-175 Market Street, Hyde, SK14 1HF

## Summary

<b>Available Size</b>	2,984 sq ft
<b>Price</b>	Offers in the region of £450,000.00
<b>Rates Payable</b>	£0.95 per sq ft The premises qualify for 100% Small Business Rates Relief, subject to meeting all criteria.
<b>Rateable Value</b>	£5,700
<b>VAT</b>	All prices are exclusive of but may be liable to VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,485	137.96	Available
1st	1,499	139.26	Available
<b>Total</b>	<b>2,984</b>	<b>277.22</b>	

## Description

173-175 Market Street is a double fronted former lawn mower shop which has great main road frontage. The property benefits from a large rear area which has been used as a workshop, this area could be let separately with the access off Nelson Street. The property also benefits from an area of secure storage which can be accessed separately from Nelson Street.

On the first floor is an excellent well designed two bed roomed flat with a large lounge and kitchen. The first floor also has further workshop area to the rear. The property has gas central heating throughout the building.

173-175 Market Street has great potential to be rented out as two retail units or one large unit. With further opportunity to redevelop the the first floor into two apartments.

## Location

Hyde is situated approximately 7 miles to the East of Manchester and 5 miles North East of Stockport with a resident population of over 34,000 people. It is located close to the M60 and M67 motorways providing excellent links to the regional motorway network.

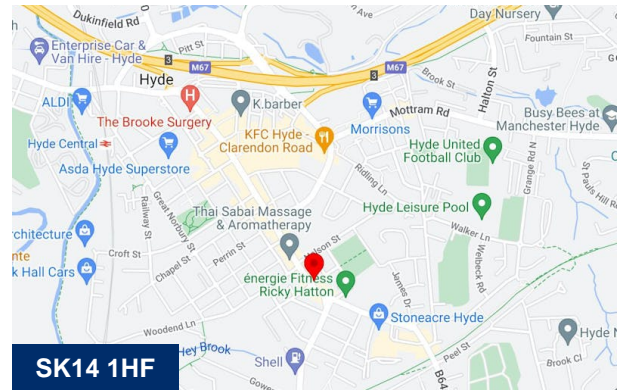
The property is located on busy retail section of Market Street. The property is approx 4 minute walk to Clarendon Shopping Centre.

## Terms

The premises are available by way of a freehold disposal with vacant possession.

## Viewings

Strictly by appointment with sole agents Hallams Property Consultants.



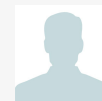
## Viewing & Further Information



### Anthony Howcroft

01625 262222

ahowcroft@hallams.com



### Jack Hallam

01625 262222

Jhallam@hallams.com