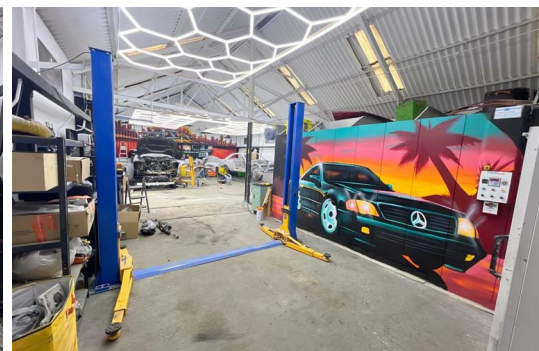
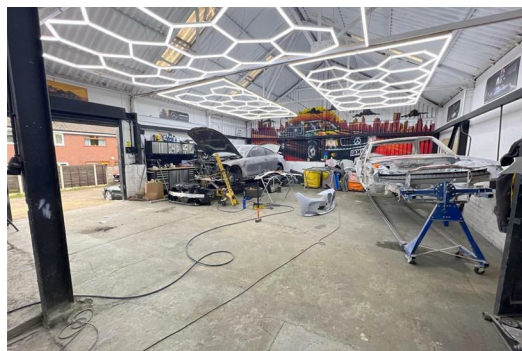




Alma Street Works Meadowcroft, Manchester M26 4JP

Auction Guide £300,000

Auction date: 25th June 2026 at 9am. Hyde Estates presents a detached freehold light industrial unit in Radcliffe. Let to an established garage, it offers a 9.16% gross yield. Features a wraparound yard on a 697 sq m plot with significant redevelopment potential (STP).



Description

Hyde Estates are pleased to present this high-yield freehold opportunity in Radcliffe. This versatile light industrial building is fully let to a single tenant, providing a robust income stream with significant potential for future redevelopment (STP).

Situated on a generous plot within a residential area, the main garage measures approx. 1,860 SQ FT and benefits from excellent natural light via roof lights, an internal office, and WC. Access is provided by a pedestrian door and a loading ramp with a roller shutter. The attached office block features a separate entrance, two offices, a reception area with a service hatch, and a WC. A secure gated yard encircles the entire unit, ensuring easy access to all elevations.

Investment highlights

- Total annual income: £27,500 per annum
- Gross yield: 9.16%
- Tenure: Freehold
- Occupancy: 100% Let
- Asset class: Highly sought after industrial stock

Property configuration

- Lease: 6-year Full Repairing & Insuring (FRI) lease expiring 15th March 2031.
- Financials: Year 1 - £25,000 p.a / Year 2 – 6 £27,500 p.a (commencing 16th May 2026)
- Security: Landlord holds a security deposit
- Usage: Class E
- Approx floor area 218 SQ M (2,347 SQ FT)
- Approx plot size 697 SQ M (7,500 SQ FT)
- EPC: Rating E.

Location: Alma Street Works is situated on Meadowcroft, a residential street via Alma Street and Ainsworth Road B6292. The site is ideally positioned for Radcliffe town centre and offers excellent transport links, located just 3.5 miles from the M60 junction 17 and 3.3 miles from Bury town centre.

Viewings: Strictly 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.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Draft Sales Particulars

These sales details are awaiting vendor approval



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-101) A	(81-101) A	(92 plus) A	(92 plus) A
(81-91) B	(71-91) B	(81-91) B	(81-91) B
(69-80) C	(55-80) C	(69-80) C	(69-80) C
(55-68) D	(45-68) D	(55-68) D	(55-68) D
(39-54) E	(29-54) E	(39-54) E	(39-54) E
(21-38) F	(11-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G

Not energy efficient - higher running costs | Not environmentally friendly - higher CO₂ emissions

England & Wales | EU Directive 2002/91/EC

1 St. Margarets Road, Prestwich, Manchester, M25 2QB