



 0
Bedroom

 0
Bathroom



C & R Hulme are delighted to offer this prominent 3 storey double fronted retail unit within Hyde Town Centre. Currently trading as a fishing sales specialist, this property offers approximately 144 sqmtrs (1550sqft) over 1st & ground floor. The accommodation comprises large sales area, back office, kitchen area and outside W.C. To the 1st floor is again a large open plan sales/storage area and office. To the Basement is a storage area with restricted height.. Great location as the property is across the road from Hyde Bus Station, Clarendon shopping centre and public carpark which currently offers free parking.

To be offered by way of new lease on FRI terms.

Main Retail Area 11.79m x 7.74m (38' 8" x 25' 5")

Maximum points Open plan double front sales area, centre door which offers excellent display space. Large bay windows, range of power points. Stairs to basement

Back office 5.17m x 4.47m (17' x 14' 8")

Maximum points Range of power points, stairs to 1st floor, ceiling light point

Kitchen 1.87m x 1.22m (6' 2" x 4')

Floor units and kitchen sink. Range of power points, ceiling light point

1st floor Area 11.79m x 7.74m (38' 8" x 25' 5")

Maximum Points Window to front elevation, range of power points, ceiling light points.

1st floor office 2.14m x 1.60m (7' x 5' 3")

Window to front, range of power points & ceiling light point.

Basement

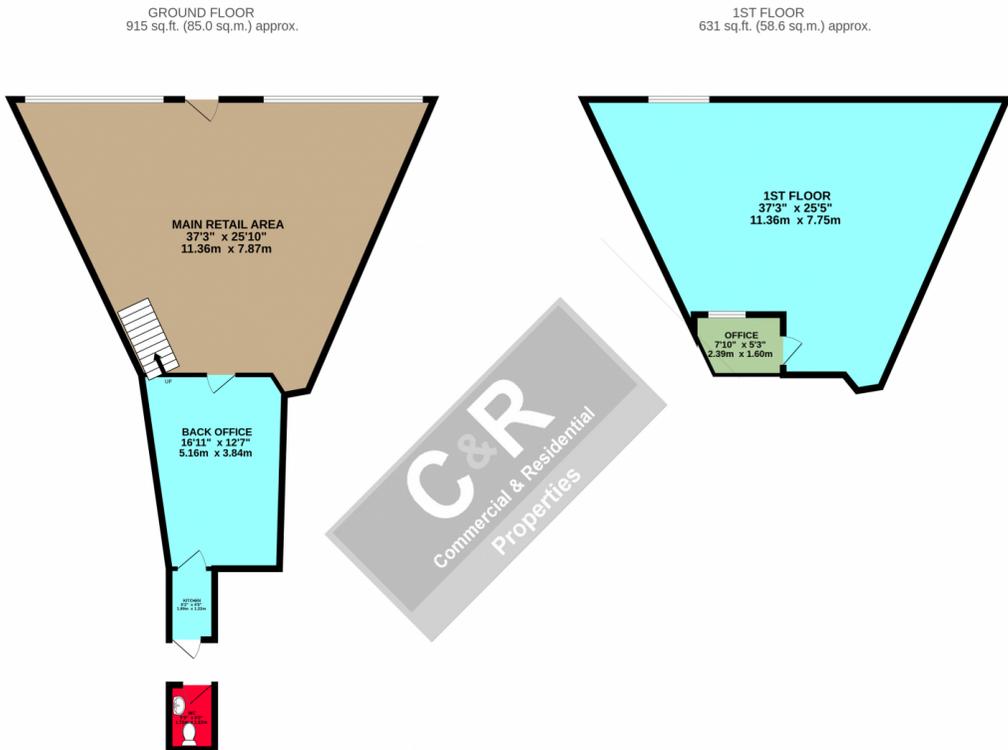
3 x chambers, lights & power. restricted height useful storage area

External W.C

W.C is in the back yard area

Rates

Rates Value as of 01.04.2026: 9200.00 per annum Rates payable as of 01.04.2026: 4590.80 may be subject to small business rates exemption.



C & R PROPERTIES
TOTAL FLOOR AREA: 1546 sq.ft. (143.6 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 Performance Asset Rating

