

38 Market Street, Hyde, SK14 1AN

On the instruction of Barclays Bank

Location

The property is located on Market Street, a busy, secondary retail pitch with a broad mix of retailers, restaurants and take-aways. There are 3 surface car parks immediately around the location.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground floor retail	1,582	146.97
Basement	1,117	103.77
First Floor	946	87.89
Second Floor	837	77.76
Total	4,482	416.39

Rent

£30,000 per annum

exclusive of rates, service charge and VAT (if applicable).

EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

Tenure

Held by way of a Full Repairing and Insuring lease to 21/11/2027. There is a tenant only break clause at 21/11/2022. There is a rent review at 25/12/2021.

The Landlord will grant a new lease or sell the freehold if that is a preferred route.

Legal Costs

Each party are to bear their own associated legal costs.

Rates

Zero payable until 1st April 2021 as a Government tax break following the Covid 19 Pandemic. Prior to that:

Rateable Value £16,250

Rates payable £8,108.75



Viewing & Further Information

Viewing is strictly by appointment with:

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