



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E

1 Corporation Street, Hyde, SK14 1AQ



Rent: £33,349 pax

Ground Floor Area

1,362 Sq ft / 126 Sq M

**TO
LET**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

07977 278229

jmoss@barkerproudlove.co.uk

In partnership with:



**CUSHMAN &
WAKEFIELD**



Prominent Former Bank

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 adjacent to the M60 and M67 motorways providing excellent links to the regional motorway network.

The property is prominently situated on the corner of Market Street and Corporation Street immediately opposite Clarendon Square Shopping Centre. It is located adjacent the Local Authority Civic Building and Subway. An outdoor market operates on the recently renovated civic square opposite 6 days a week from Monday to Saturday.

Accommodation:

The premises was formally utilised as a bank and extends over ground floor and basement.

Demise:	Sq Ft	Sq M
Ground Floor	1,362	126.49
Basement	477	44.36

Rent:

£33,349 pax or a new sub lease at £20,000 pax.

Tenure:

The property is available by way of an assignment of a ten year lease expiring on 11 December 2026. Lease permits Class E (Retail, Office, Cafe/Restaurant). There may be scope to widen the permitted use(s) subject to landlord consent.

Planning Permission:

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

Business Rates:

The premises currently has a rateable value of £14,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

November 2021

Subject to Contract

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Hyde



50 metres

Experian Goad Plan Created: 08/11/2021
Created By: Barker Proudlove Ltd