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To Let ***Rent Incentives Available***

Prominent Former Bank 1 Corporation Street, Hyde, SK14 1AQ



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.

Description

The property was formerly utilised as a bank and extends over ground floor and basement.

Accommodation

Ground Floor	1,362 sq ft	126.49 sq m
Basement	477 sq ft	44.36 sq m
Total	1,839 sq ft	170.85 sq m

Terms

The property is available by way of an assignment of a ten year lease expiring on 11 Dec 2026 at a current rent of £33,349 pax, or a new sub lease at £20,000 pax.

Business Rates

The property is assessed for rates as follows:

Rateable Value: £14,000

Businesses in the retail, hospitality and leisure sectors in England will not have to pay business rates for the 2020/21 tax year.

Planning

The property currently has the benefit of Class E (Retail, Office, Café/Restaurant) use.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

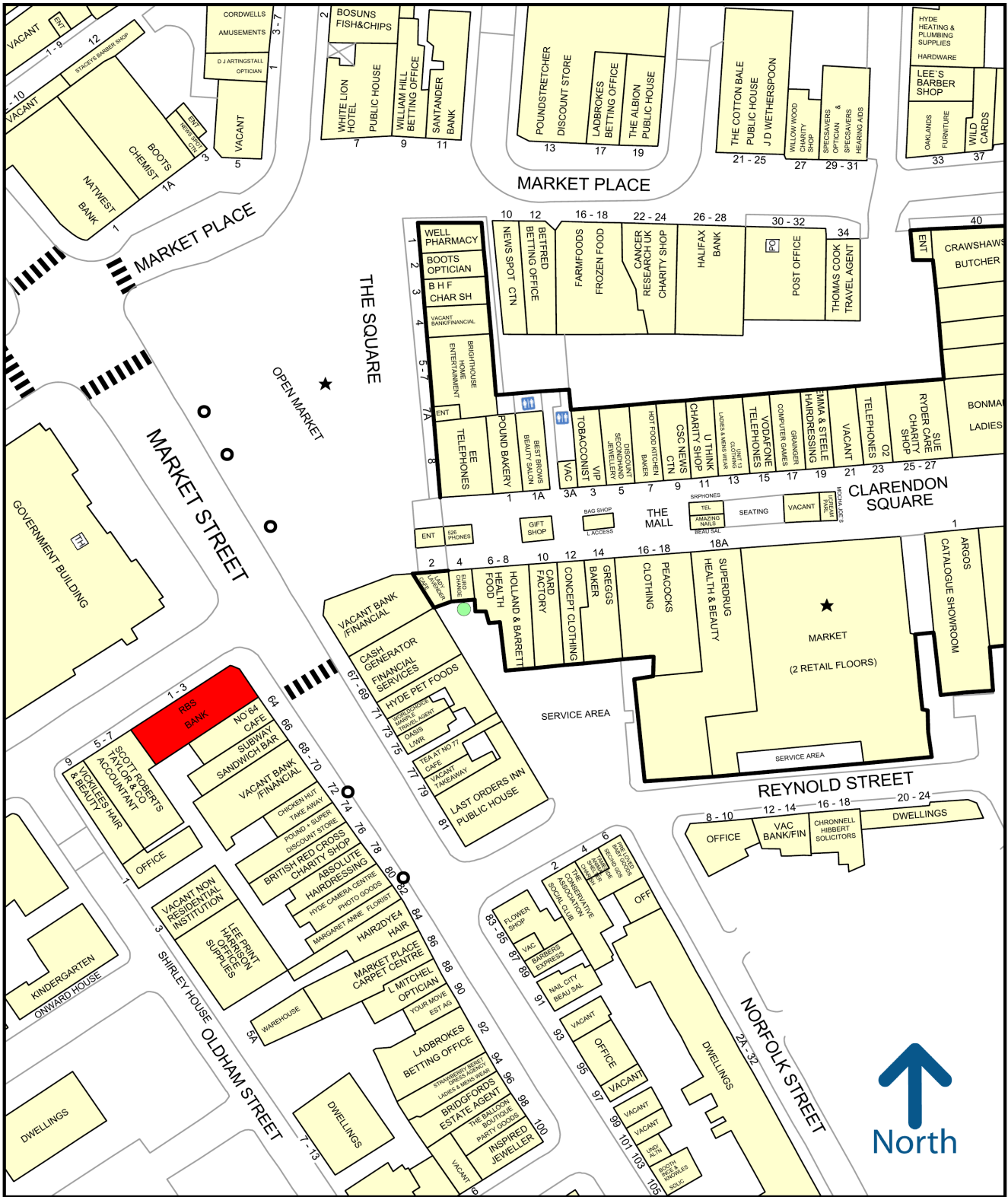
C 65. The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 10/02/2019
Created By: GVA

Avison Young

3 Brindleyplace, Birmingham B1 2JB

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