

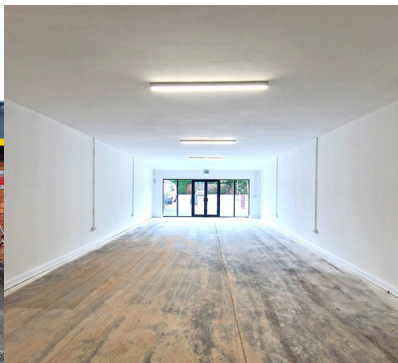
MBRE

**RETAIL
TO LET**



186a
Hyde Road
Denton
M34 3DN

**1,235
SQ.FT**

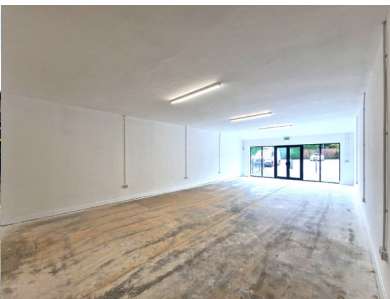


- Newly built single storey retail premises
- Open plan sales/kitchenette/toilet facilities
- Pillared area suitable for storage/cold room
- External electronic security shutters
- Rear staff parking for 2 vehicles/rear loading
- Adjoining Nisa Local/5,000 weekly customers
- 80 space car park/on site cash machine
- Located close to M67/Crown Point North

Location

The property is located on Hyde Road close to J2 of the M67 Motorway and a short drive to Denton town centre and the Crown Point shopping centre.

- Denton: 0.5 miles.
- Stockport: 6.5 miles.
- Manchester: 5.5 miles.



Description/Accommodation

The property occupies the right hand unit of a newly built single storey retail terrace of traditional construction with brickwork elevations under a pitched tiled roof.

The property benefits from double glazed shop front with two access doors. The property also benefits from electronic security roller shutters, kitchenette and disabled toilet facilities plus rear loading.

186a Hyde Road: 1,235 Sq.ft overall comprising:-

Main sales: 725 Sq.ft - 19'6" width x 37'2".

Mid sales: 424 Sq.ft - 20'6" x 20'2" plus 6'7" x 1'1" plus 5'7" x 2'4".

Kitchen/toilet/foyer: 60 Sq.ft - 4'8" x 13'0".

Kitchenette: 26 sq.ft - 5'1" x 5'9".

Disabled toilet including low level w.c and sink both with grab rails.

Kitchenette including low level and high level storage cupboards and sink with drainer.

Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£22,000 per annum exclusive.

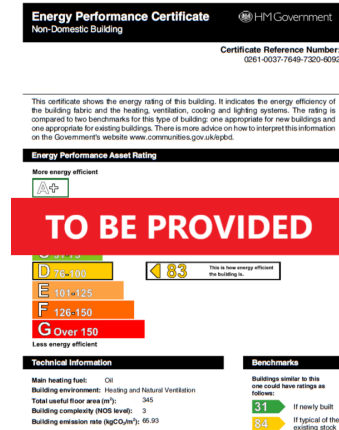
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JULY 2024.