

# For Sale

**Young  
&co**  
PROPERTY  
CONSULTANTS  
LIMITED

COMMERCIAL PROPERTY/HOUSE

**Shirley House, Oldham Street,  
Hyde, Cheshire SK14 1LJ**



□ c **8,718** sq ft  
(810 sq m)

Suitable for a variety of uses including offices, sales, HQ, redevelopment for residential - subject to planning.

- Rare Freehold - Redevelopment Opportunity
- Located in Hyde Town Centre
- M67 within 0.25 miles

**0161 885 3232**  
[youngandco.org.uk](http://youngandco.org.uk)

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COMMERCIAL PROPERTY/HOUSE

**Shirley House, Oldham Street,  
Hyde, Cheshire SK14 1LJ**



**Description**

Comprises a two-storey commercial property currently fitted out for ground floor sales/trade counter and first floor offices.

There is also a separate detached house (in need of refurbishment) and a 6 car garage building which could be used as a warehouse/storage unit.

The property is well suited for commercial use or conversion to residential (subject to planning).

**Location**

Situated in Hyde Town Centre on Oldham St. Nearby occupiers include Asda, Nat West, Santander, Subway, Costa, Post Office, Greggs, and B&M.

Access to the M67 (J3) is within 0.25 Miles giving fantastic access to the motorway network.

**Accommodation**

The property has a gross internal area of c 8,718 ft2 formed as follows;

|   | sq ft        | sq m          |
|---|--------------|---------------|
| Ground Floor/Sales/Production/Offices           | 3,571        | 331.81        |
| First Floor Offices                             | 3,571        | 331.81        |
| House - not inspected (measured gross external) | 911          | 84.60         |
| Storage   | 665          | 61.83         |
| <b>Total</b>                                    | <b>8,718</b> | <b>810.05</b> |

**Price**

Available upon application.

**VAT**

VAT will be charged at the prevailing rate.

**Legal Costs**

Each party will be responsible for its own legal costs incurred in any transaction.

**Rates**

The property has a rateable value of £10,750 Rates payable - will depend upon whether the purchaser qualifies for small business rates relief. Further details are available on the Valuation Office Agency Website

**EPC**

The property has a rating of C - (71), a copy of the EPC is available on request.

**Viewing**

Strictly by appointment with the sole agent. Contact Dean Young on 07825 170475.



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