



FOR SALE, Modern warehouse Investment

Unit 7 Redfern Industrial Estate, Market Street, Hyde, North West, SK14 1RD

8,000 - 16,000 ft² (743.2 - 1,486.4 m²)

- Modern Detached Warehouse Unit
- Two loading doors
- Shared Yard
- Split into two 8000 sq ft units
- Fully let and income producing
- 4.5 metre eaves height

Description

The subject property is a modern detached single storey warehouse, suitable for a variety of industrial uses. Both the units have been leased to two separate tenants and is producing a total of £134,400 per annum. The property benefits from a concrete painted warehouse floor, two loading doors, wc's and 4.5m eaves height. There is a shared yard to the exterior

Location

The subject property is located Hyde within the Metropolitan Borough of Tameside.

Access is provided via Dawson Street within Redfern Industrial Estate. The immediate locality is mixed-use and comprises of both housing and industrial use.

Accommodation

The unit is Circa 16,000 sq. ft and has been split into two self contained units of 8,000 sq. ft each.

Tenure

We understand the property is held Freehold, however, we would advise all parties to undertake their own investigations in this regard.

Lease Terms

Both units area currently let out on the below lease terms

- Unit 1 – Let to Luckys Diner on a 7 year lease from September 2024 at a rental of £68,400 per annum
- Unit 2 – Let to Continental Foods Trading Limited on a 7 year lease from September 2024 at a rental of £66,000 per annum

Price

The Unit is available at £1,700,000 or can be split with each unit available at £850,000 each, subject to contract.

Planning Use

Industrial Use

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Business Rates will be applicable and all parties should make their own enquiries with the Valuation Office

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

info@fletchercre.co.uk

01204 221 030



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