Lot 10

15 Bennett Street, Hyde, Cheshire SK14 4TQ

***Guide: £60,000+**
Gross Yield 12%
6 week completion



SITUATION
Located close to the junction with Bagshaw Street within an established mixed commercial and residential area.
Hyde lies approx. 9 miles east of Manchester city centre with easy access to the M67 (Junction 3).

PROPERTY
A single storey building comprising a **Ground Floor Shop**.

ACCOMMODATION[1]
Ground Floor Shop
Area Approx. 404 sq ft
WC

[1]Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY
The entire property is let on a full repairing and insuring lease to **P. Playfoot trading as Opulence Hair & Beauty by Paula** for a term of 6 years from 18th January 2023 at a current rent of **£7,200 per annum** exclusive.

Note: The rent was previously £7,020 p.a. and it was increased to £7,200 p.a. at the January 2026 rent review.



£7,200 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors
Black Norman Solicitors
Tel: 03300 167 847 Ref: Stephanie Chau
Email: stephaniechau@blacknorman.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**