

# MBRE

# OFFICE & PARKING FOR SALE



SPECTRUM BUSINESS CENTRE GROUND FLOOR



## SPECTRUM BUSINESS CENTRE

2 Commercial Brow  
Hyde, SK14 2JW

**3,640  
SQ.FT**

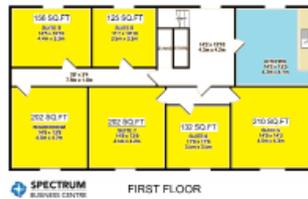


- Refurbished serviced office business centre
- Projected net rental income circa £55k pax
- On site secure car park - one space per office
- Cat 6 cabling and high speed fibre broadband
- External patio with designated smoking area
- Freehold property - Title No: GM709631
- Potential residential redevelopment angle

## Location

Spectrum Business Centre occupies a prominent main road position on the busy Commercial Brow close to the centre's of Hyde & Dukinfield. The property is a short walk from Newton train station off Sheffield Road and 1 mile from Godley train station.

- M67 Motorway - 1 mile.
- Hyde town centre - 1 mile.



## Description/Accommodation

Spectrum Business Centre occupies a former public house premises in a prominent location fronting Commercial Brow with access to the private car park off Bottom Street. The property has been fully refurbished to a high standard throughout, providing private and inter-connected offices, board room, kitchens on ground and first floors along with gents, ladies and disabled toilet facilities. The business centre also benefits from an on site receptionist. CCTV protects the property internally and externally along with electric roller shutters and access controlled doors.

Ground floor: Gross 1,595 Sq.ft/Net 880.50

Suite 1: 217.5 Sq.ft.

Suite 2: 253 Sq.ft.

Suite 3: 210 Sq.ft - 15' x 14'.

Suite 4: 200 Sq.ft - 14'5" x 13'11".

Kitchen, gents/ladies/disabled toilet facilities and access to the rear car park available at ground floor.

Second floor: 545 Sq.ft overall including storage, server room and landing. Velux windows are fitted in the roof.

First floor: Gross 1,500 Sq.ft/Net 1,027 Sq.ft

Suite 5: 210 Sq.ft - 14'9" x 14'3".

Suite 6: 132 Sq.ft - 11'6" x 11'6".

Suite 7: 202 Sq.ft - 14'9" x 13'9".

Suite 8: 125 Sq.ft - 11'7" x 10'10".

Suite 9: 156 Sq.ft - 14'5" x 10'10".

Board Room: 202 Sq.ft - 14'9" x 13'9".

Kitchen facilities with seating area available at first floor.

Basement: 1,230 Sq.ft overall including access to meters.

## Rateable Value

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233. Various RV's.

## Price/Conditions/VAT

£499,950 plus VAT.

Subject to Contract. Vacant possession may be provided

## Rental Prices

Ground Floor: Gross Rents. First Floor: Gross Rents.

Suite 1: £595pcm/£7,140pa Suite 5: £595pcm/£7,140pa

Suite 2: £595pcm/£7,140pa Suite 6: £395pcm/£4,740pa

Suite 3: £520pcm/£6,240pa Suite 7: £595pcm/£7,140pa

Suite 4: £520pcm/£6,240pa Suite 8: £495pcm/£5,940pa

Suite 9: £495pcm/£5,940pa

Suite 10: £595pcm/£7,140pa

## Projected Income

£64,800 all inclusive rent when fully let exclusive of VAT.

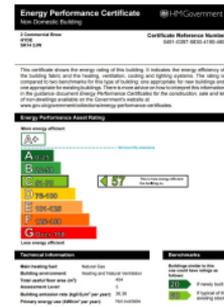
£55,300 net rent minus utilities/insurance/Broadband.

## Tenure

We understand the property is Freehold.

Title Number: GM709361.

## EPC Rating



## Tenancy Agreements

Available upon request from Agents MBRE.

## Planning

We understand the property benefits from B1 use.

Buyers to make their own enquiries.

## Utilities

Gas/electric/water/broadband/Ins included in gross rent

Annual costs: £9,500 estimated.

## Legal Costs

Each party to be responsible for their own legal costs in association with the sale.

### 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. NOVEMBER 2021.