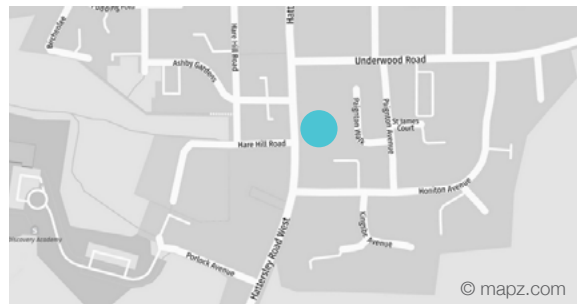


SHOP TO LET

**UNIT 5, VALLEY PARADE,
HATTERSLEY ROAD, SK14 3FL**

BUSY RETAIL PARADE.
Subject to vacant possession.



SIZE

The shop is 700 sq ft GIA

DESCRIPTION

The unit is located within the busy retail location of Valley Parade anchored by One Stop. The unit benefits from front access with roller shutter and a rear service entrance. In addition to this there is free parking allocated to this convenient retail block.

TERMS

The unit is available by new effective FRI lease for a term of years' to be agreed.

RENT

£16,000 per annum exclusive

BUSINESS RATES

Rateable Value of	£12,250 pa
UBR	38.2 April 2026
Rates payable	£46,80 pa

Prospective tenants to confirm these figures with the Local Authority.

AML

In accordance with anti money laundering regulations any prospective tenant is to provide two forms of ID and confirmation of the source of funds will be required.

CONTACT

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LOCATION

The property is situated fronting Hattersley Road West, approx. 4 miles to the west of Hyde town centre. The area benefits from convenient transportation links being situated on a number of arterial routes which provides access throughout the Greater Manchester area. Hyde is situated 5 miles North East of Stockport and 7 miles east of Manchester City Centre. Junction 4 of the M67 Motorway is situated only 3 minutes' drive away. Hattersley Railway Station with direct routes in and out of Manchester Piccadilly is located only 0.4 miles from the property. The shop is suitable for a variety of uses subject to planning.