



**CUSHMAN &
WAKEFIELD**

LONG LEASEHOLD INTEREST OF FORMER DRIVING TEST CENTRE FOR SALE

23 Perrin Street, Hyde, SK14 1JE



The Long-Leasehold (852 Years Remaining) is available for this Former Driving Test Centre Accommodation – 1,009 sq. ft on a 0.15-acre site

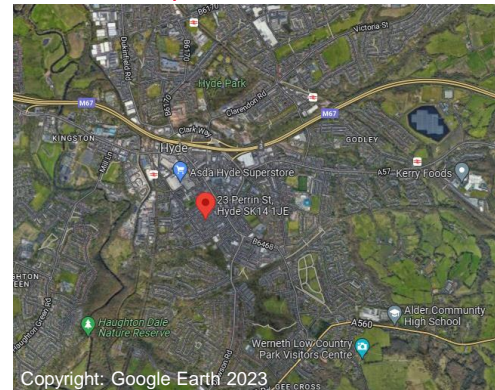
Property Description

Self-contained building close to Hyde Town Centre. The space is arranged over ground and first floor and comprises of two offices, a waiting room, kitchen, and toilets and showers on the ground floor. Each floors benefit from a fit out which is in reasonable order.

Specification includes;

- Fluorescent strip lighting
- Perimeter trunking
- Fitted kitchen
- Ladies and Gents toilets
- 7 on-site car parking spaces

Location Map



For more information, please contact:

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Apprentice Surveyor

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M2 1HW

February 2023

cushmanwakefield.co.uk

Distances

Hyde Town Centre	0.4 Miles (8 minutes walk)
Manchester City Centre	8 miles (30-minute drive)
Asda	0.3 Miles (6 minutes walk)
Godley Station	1.2 Miles (24 minutes walk)
A570	0.5 Miles

Internal Photos**External Photo****Site Plan**

Location: Located on a quiet residential estate within 0.5 miles of Hyde town centre, the building is within walking distance from a range of amenities such as Asda, Aldi, KFC and B&M, which are all located within a short distance from the property. Godley Train Station and Hyde Hospital are also within walking distance. Bus stops to the Town Centre, as well as to Stockport and Manchester, are located on the adjacent street, with Manchester Piccadilly being a 50-minute bus away. The M67 motorway is a short drive away providing access to Manchester whilst the A560 provides access to Stockport. Godley Train Station provides a direct train to Manchester Piccadilly in less than 30 minutes.

Price: On Application.

Rateable Value: Available on Request.

Overage Provision: 21-year period with amount payable equal to 50% of any uplift in value, if there is a change of use outside of B1, B2 and B8.

EPC: Available on Request.

Planning: The current use is Sui Generis.

Legal Costs: Each party will be responsible for their own legal costs in connection with the transaction.

Viewings: Strictly by appointment only.

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