



**86 Belle Vue Street, Manchester
M12 5PP**

Auction Guide £320,000

Hyde Estates are delighted to present this substantial two-story detached freehold property. Currently operating as a successful restaurant, this versatile asset offers a rare combination of immediate high-yield income and significant future development potential (STPP).



Description

Hyde Estates are proud to present a premier investment opportunity on Belle Vue Street, Manchester, featuring a substantial two-story detached freehold property with an exceptional 15% yield. Generating a robust annual income of £48,000 (£4,000 PCM) via a 20-year Full Repairing and Insuring (FRI) lease, this asset offers immediate high-yield returns alongside significant future development potential. The expansive 4,510 sq ft interior comprises a ground-floor restaurant with a commercial kitchen and bar, complemented by a vast 51' x 49' first-floor function suite with independent facilities.

Externally, the property benefits from a versatile enclosed rear yard suitable for secure off-road parking or loading. Perfectly positioned for high visibility and easy access to Manchester City Centre and the M60 motorway, this is a rare chance to acquire a high-performing commercial asset on a generous plot in a prime growth area.

Investment highlights

Exceptional Yield: 15% per annum.

Annual Income: £48,000 (£4,000 PCM).

Lease Terms: 20 year Full Repairing & Insuring (FRI) lease.

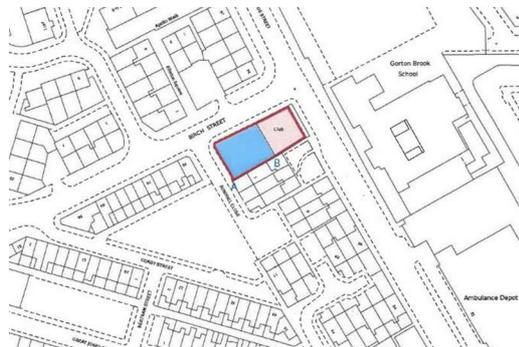
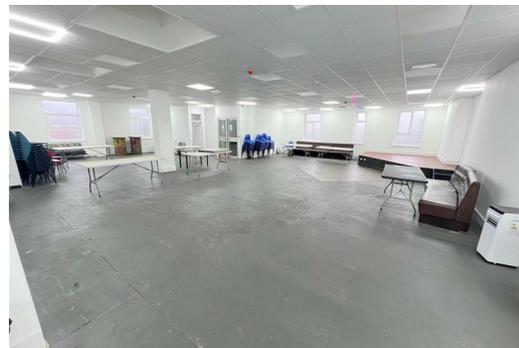
Total Floor Area: Approx. 419 sq m (4,510 sq ft).

Tenure: Freehold.

EPC: Rating C.

Viewings: By appointment with Hyde Estate & Letting Agents 0161 773 4583

Note: Although these details are believed to be correct, they are not guaranteed. All dimensions and lease details should be verified by legal representatives.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

