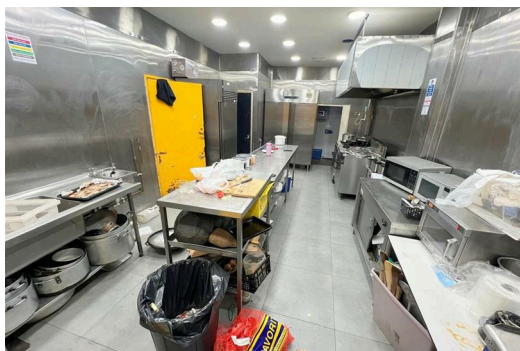
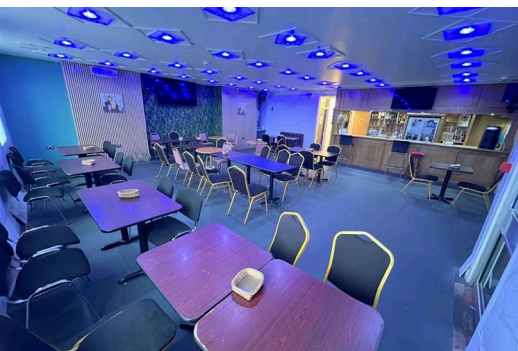




**86 Belle Vue Street, Manchester  
M12 5PP**

**Auction Guide £320,000**

Auction Date: 26/03/2026 9am. 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.

### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

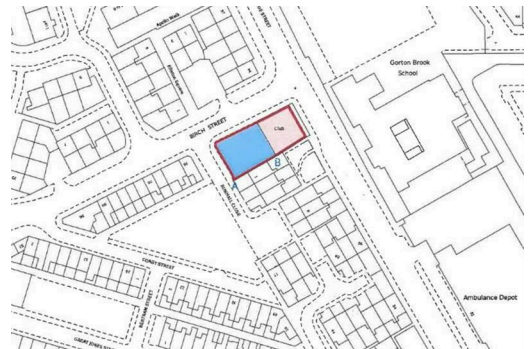
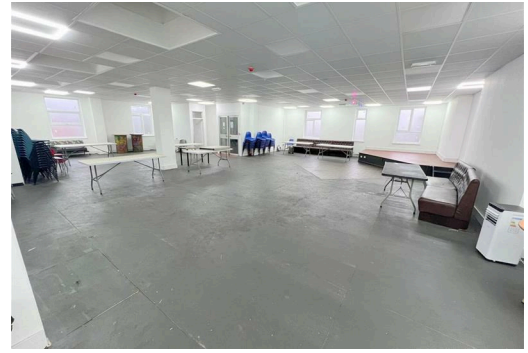
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### Draft Sales Particulars

These sales details are awaiting vendor approval



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

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