hyde
Estate & Letting Agents

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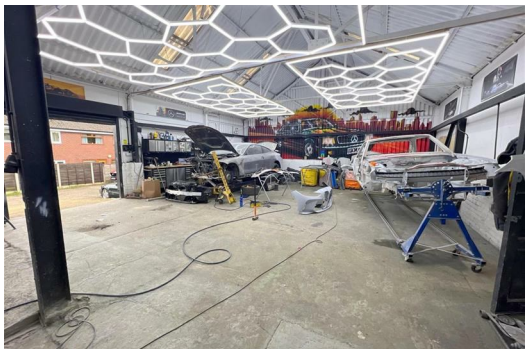
Alma Street Works Meadowcroft, Manchester
M26 4JP

By Auction £300,000

Hyde Estates presents a detached freehold light industrial unit in Radcliffe. Let to an established garage, it offers a 9.16% gross yield. Features a wraparound yard on a 697 sq m plot with significant redevelopment potential (STP).



Description

Hyde Estates are pleased to present this high-yield freehold opportunity in Radcliffe. This versatile light industrial building is fully let to a single tenant, providing a robust income stream with significant potential for future redevelopment (STP).

Situated on a generous plot within a residential area, the main garage measures approx. 1,860 SQ FT and benefits from excellent natural light via roof lights, an internal office, and WC. Access is provided by a pedestrian door and a loading ramp with a roller shutter. The attached office block features a separate entrance, two offices, a reception area with a service hatch, and a WC. A secure gated yard encircles the entire unit, ensuring easy access to all elevations.

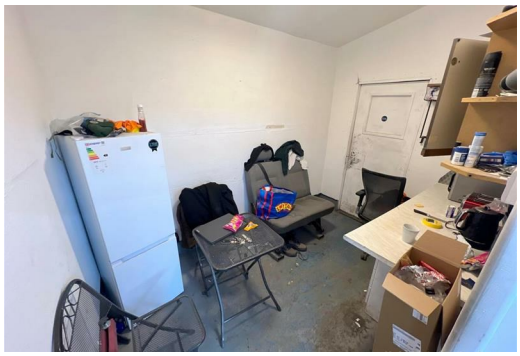
Investment highlights
•Total annual income: £27,500 per annum
•Gross yield: 9.16%
•Tenure: Freehold
•Occupancy: 100% Let
•Asset class: Highly sought after industrial stock

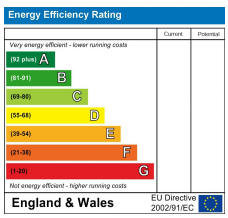
Property configuration
•Lease: 6-year Full Repairing & Insuring (FRI) lease expiring 15th March 2031.
•Financials: Year 1 - £25,000 p.a / Year 2 – 6 £27,500 p.a (commencing 16th May 2026)
•Security: Landlord holds a security deposit
• Usage: Class E
•Approx floor area 218 SQ M (2,347 SQ FT)
•Approx plot size 697 SQ M (7,500 SQ FT)
•EPC: Rating E.

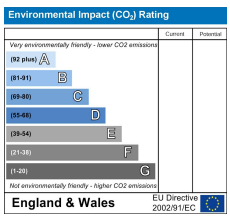
Location: Alma Street Works is situated on Meadowcroft, a residential street via Alma Street and Ainsworth Road B6292. The site is Ideally positioned for Radcliffe town centre and offers excellent transport links, located just 3.5 miles from the M60 junction 17 and 3.3 miles from Bury town centre.

Viewings: Strictly 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.







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