



## 32 Market Street, Hyde, SK14 1AH

Ground floor lock-up retail premises plus basement

### Summary

Tenure	To Let
Available Size	1,225 sq ft / 113.81 sq m
Rent	£12,000 per annum
Rateable Value	£8,600 100% small business rate relief available for qualifying tenants
EPC Rating	C (63)

### Key Points

- Large open plan retail area
- Electric security shutter
- Popular Hyde location
- Suitable for retail, restaurant, cafe uses
- Glazed shopfront
- Turn key opportunity for salon use

## Description

The property is a substantial three-storey mid terrace premises with brick elevations and a flat roof. The subject of this letting is the ground floor and basement premises, which offers a generous open plan retail space to the front, with treatment room/kitchen, storage and toilet facility to the rear, plus further storage to the basement.

The commercial space is available for several potential uses including office, retail, café, clinic, and PT studio under a Use Class E (commercial, business and service) from the Town & Country Planning Order 2020.

## Location

Occupying a prominent position along Market Street, between Cross Street and Milk Street in Hyde Town Centre. Other nearby users include Market Street Pharmacy, Appliances Centre, Pagliacci Italian restaurant, and Cash Converters. To the rear of the property is Asda Hyde Superstore.

Hyde Bus & Train Stations are close by, providing easy links to Manchester and Stockport.

## Accommodation

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition:

Floor/Unit	Description	sq ft	sq m
Ground	Salon/Retail space	531	49.33
Ground	Rear treatment room	148	13.75
Ground	Back room	51	4.74
Basement	Storage	495	45.99
<b>Total</b>		<b>1,225</b>	<b>113.81</b>

## Terms

The premises are available by way of a new minimum 6-year lease on Internal Repairing & Insuring Terms (FRI) plus shopfront and shutter, with 3 yearly rent reviews and other terms to be agreed.

## Business Rates

The shop has a rateable value (2026 list) of £8,600.

100% small business rate relief available for qualifying tenants

Interested parties are advised to make their own enquiries with Tameside Council regarding rates payable.

## VAT

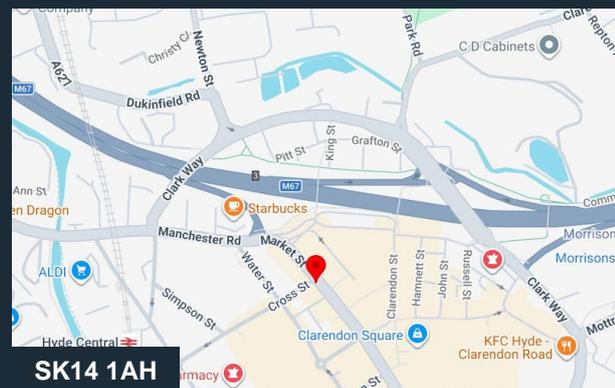
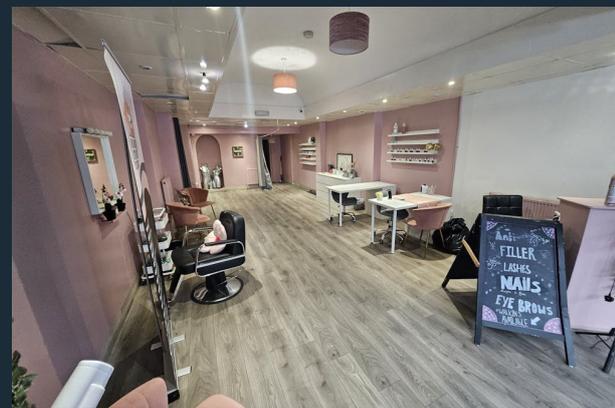
We understand that VAT is not applicable to this property.

## Services

We understand that mains gas, electric, water and drainage are connected to these premises.

## Legal costs

Each party are to be responsible for their own costs incurred in this transaction



## Viewing & Further Information

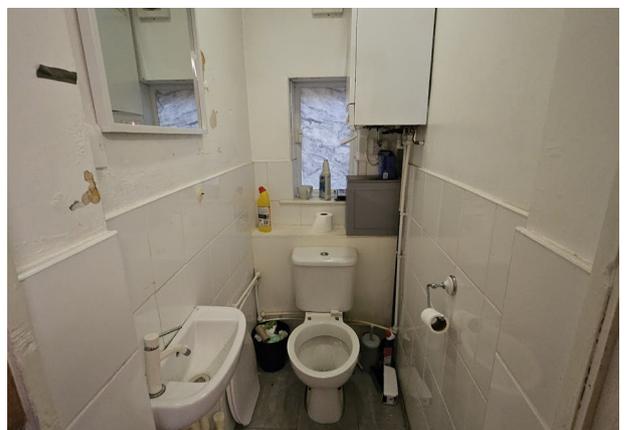
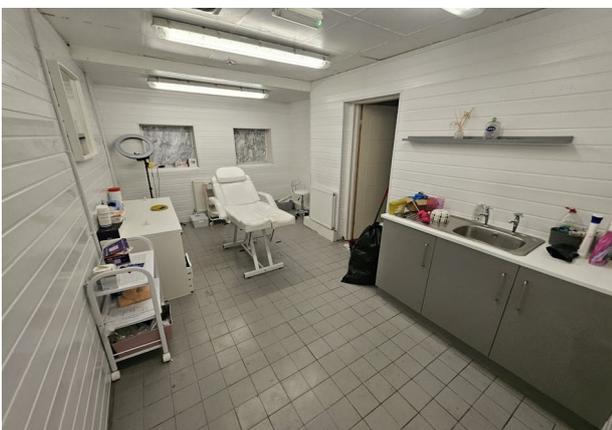


**Steven Gifford-Dixon**

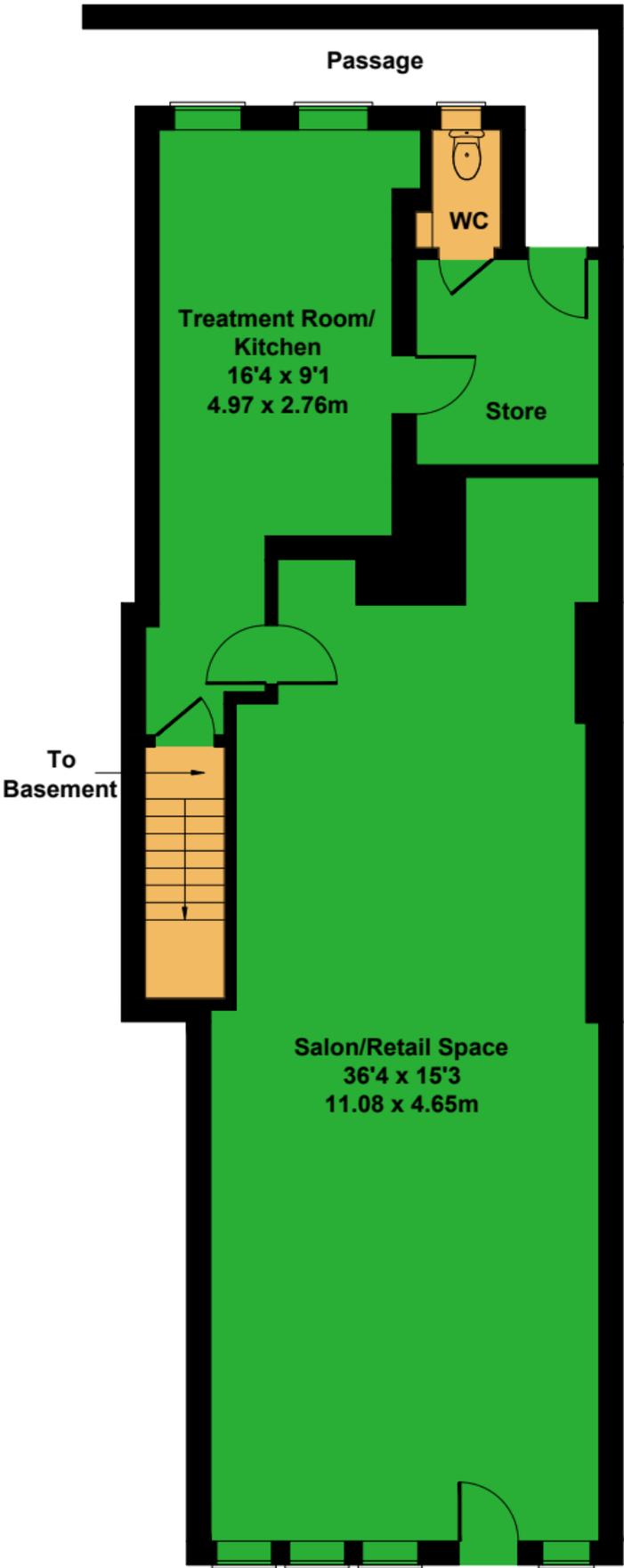
0161 667 1317

[steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/02/2026



# 32 Market Street, Hyde, SK14 1AH



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.