

# Lot 55

£26,001 per annum exclusive

## 5 Market Place, Hyde, Greater Manchester SK14 2LX Freehold Retail (and Office Ground Rent) Investment



### Key Details

- Predominantly let to Power Leisure Bookmakers Limited with guarantee from Paddy Power Betfair Plc
- Recently let on new 15 year lease from February 2018 (subject to options)
- Town centre location opposite Clarendon Square Shopping Centre with retailers including Greggs, Superdrug and Peacocks
- Adjacent to Boots the Chemist and close to Wilko and JD Wetherspoon

### Location

**Miles:** 7 miles south-east of Manchester City Centre  
27 miles west of Sheffield  
**Roads:** A560, M67 (Junction 3)  
**Rail:** Hyde Central Railway Central  
**Air:** Manchester Airport

### Situation

The property occupies a prominent corner position fronting Market Place and Clarendon Street and opposite Clarendon Square Shopping Centre. Clarendon Square Shopping Centre houses retailers including Greggs, Superdrug, Peacocks and Holland & Barrett. Other nearby occupiers include Poundstretcher, JD Wetherspoon, Farmfoods, Wilko and Boots the Chemist.

### Description

The property comprises a ground floor shop/betting office with self-contained office accommodation (let on a long lease) on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

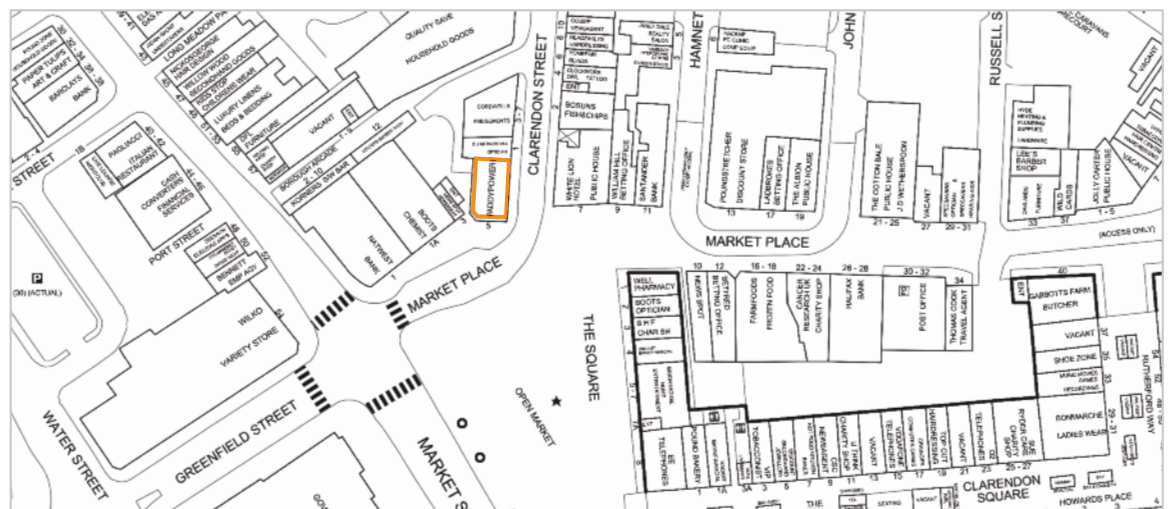
### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Betting Shop/ Ancillary	115.47 sq m (1,243 sq ft)	POWER LEISURE BOOKMAKERS LIMITED with guarantee from Paddy Power Betfair Plc (1)	15 years from 21/02/2018 until 20/02/2033 (2)	£26,000	21/02/2023 21/02/2028
First	Offices/Ancillary	-	(-)	999 years from 25/07/1989 until 24/07/2989	£1	-
Second	Offices/Ancillary	-	(-)			
<b>Total</b>		<b>115.47 sq m (1,243 sq ft)</b>			<b>£26,001</b>	

(1) In 2017, Paddy Power Betfair Plc reported a total revenue of £898,000,000 and an underlying operating profit of £268,000,000 (Source: [www.paddypowerbetfair.com](http://www.paddypowerbetfair.com) 16/04/2018).

(2) The lease is subject to tenant options to determine on 20th February 2023 and 20th February 2028.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Walker Solicitors**  
Jonathan Walker  
+44 (0)1922 707542  
E: [ejw@walkersolicitors.com](mailto:ejw@walkersolicitors.com)