

# Prominently located and Well Secured Roadside Investment for Sale

Stockport Road, Hyde, SK14 5ET



Sainsbury's



INSTAVOLT

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# Investment Summary

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- Hyde forms part of the Greater Manchester area and is located approximately **8 miles south-east of Manchester city centre.**
- Hyde benefits from excellent transport communications as it is situated immediately to the East of the M60 motorway
- **10 minute drive time** population of approximately **90,000 people rising to over 695,000 people within 20 minutes**
- The subject property is prominently situated on the busy **A560 Stockport Road** with a daily vehicle count of circa **12,000 vehicles passing the site.**
- Fully let to the substantial covenants of **Sainsburys, PureGym, Instavolt, Parcel Locker Company and a car wash.**



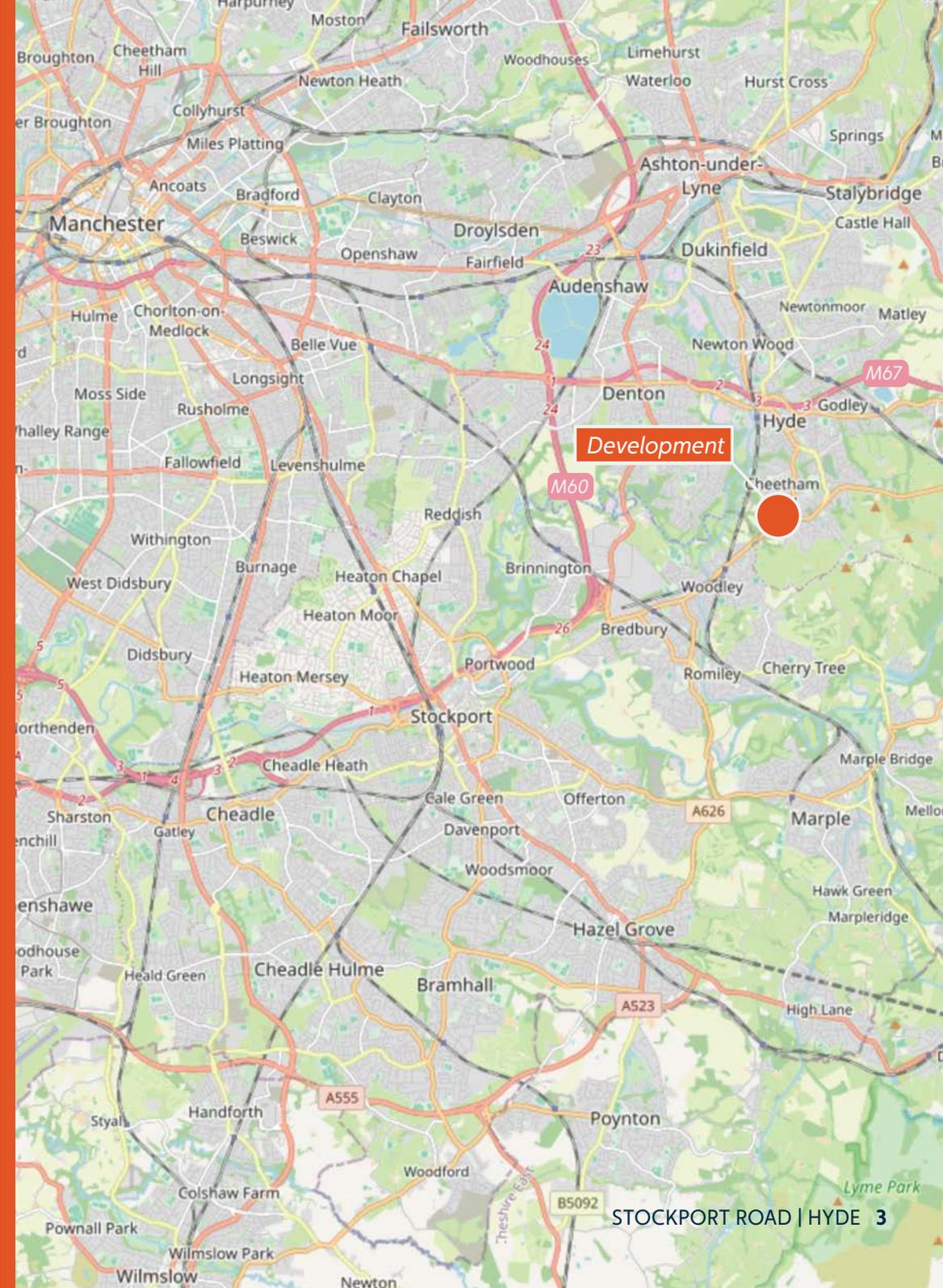
- Total passing rent of **£267,300 per annum.**
- We are instructed to seek offers in excess of **£4,100,000 (Four Million, One Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this price reflects a Net Initial Yield of **6.12%** having applied purchaser's costs of **6.54%**.
- Virtual Freehold.

# Location

Hyde is a town located **8 miles east of Manchester city centre** within the Greater Manchester Conurbation. Hyde is on the outer edge of the M60 and south the M67 being conveniently located for Manchester commuters. The 2021 Census reported a **population of 35,895 boosted by a 10 minute drive time catchment of 204,000.**

The town benefits from excellent transport communications as it is situated **immediately to the east of the M60 motorway** which forms part of Manchester's ring road. The M60 also provides direct access to the M67 and the wider national motorway network.

Hyde is served by three train stations (Hyde Central, Hyde North and Newton for Hyde) with regular services to Manchester Piccadilly and Manchester Victoria that take 15-30 minutes.



# Demographics



## Social Grade (AB & C1)

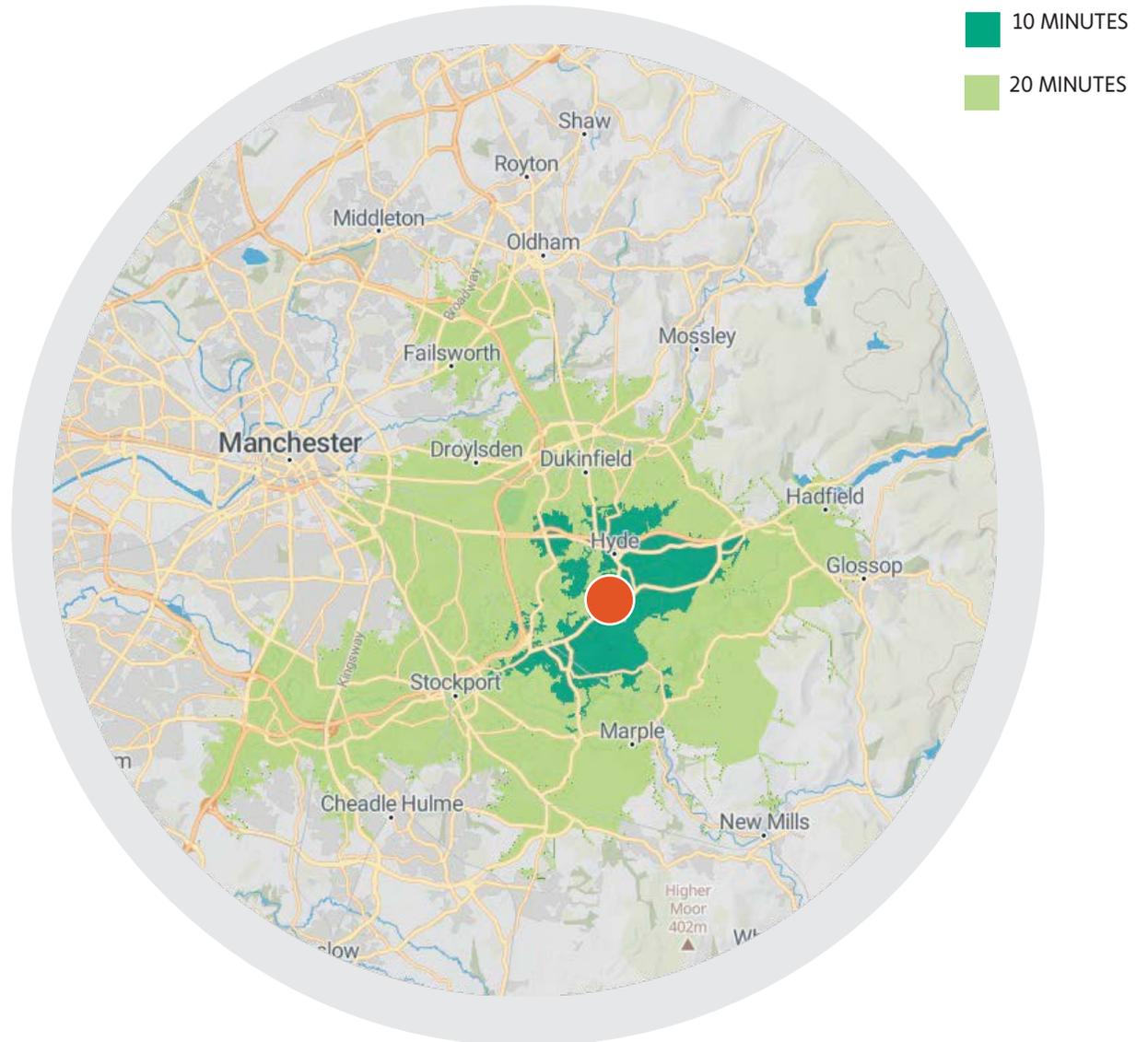
10 minutes – 45.9%

20 minutes – 48.3%

## Economically Active

10 minutes – 68.1%

20 minutes – 68.7%



# Situation

The development is situated along the busy A560 Stockport Road at the junction with Dowson Road and Apethorn Lane. Stockport Road connects to Bredbury and Junction 25 of the M60 to the south, Mottram and the A628 Woodhead Pass to the east and Dowson Road with Hyde town centre 1.5 miles to the north. 12,000 vehicles pass the development daily with the surrounding areas being privately owned detached and semi-detached housing.

In addition to this, the surrounding green space has been allocated for 440 new homes to be built, with a Planning application submitted in May 2025 due to be determined.

Works are expected to commence in 2027 with a 5-year delivery plan which will provide increased custom both during the 5-year delivery plan with construction workers and after with the increase in local residents.



# Development

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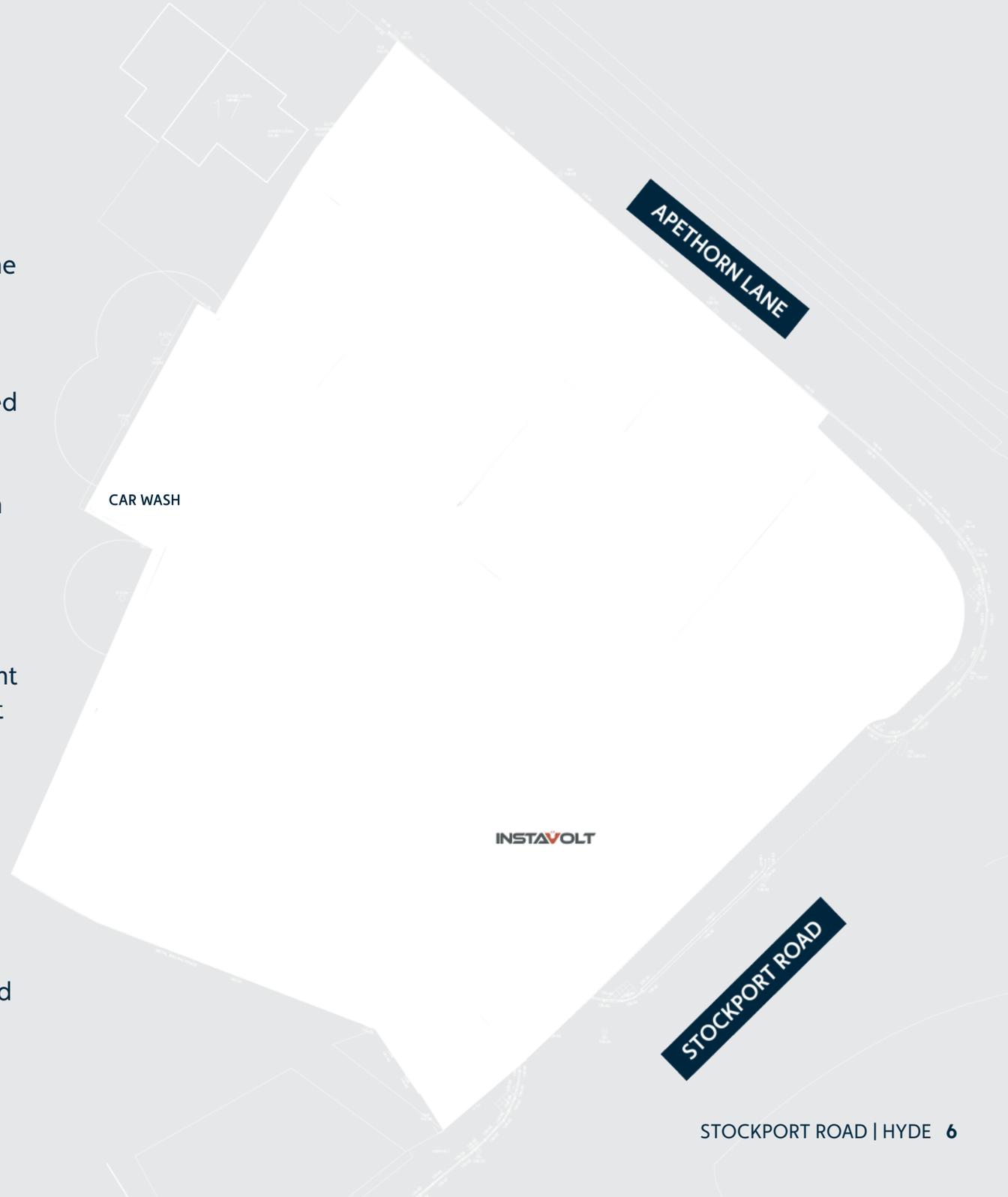
The development will provide a roadside scheme providing a convenience retail unit, gym, EV charging and car wash and 72 car spaces.

The investment comprises a modern steel framed former car showroom built in 2000, newly subdivided and repurposed to provide tailored single story retail space for Sainsburys, and with the installation of a new Mezzanine floor along with a modern two-story PureGym outlet.

There will be 4 fast charging Electric Vehicle spaces leased to Instavolt Limited, an agreement for Royal Mail Parcel Lockers and an agreement with PureGym to pay for the energy generated from the 132 solar panels installed on the roof and a car wash.

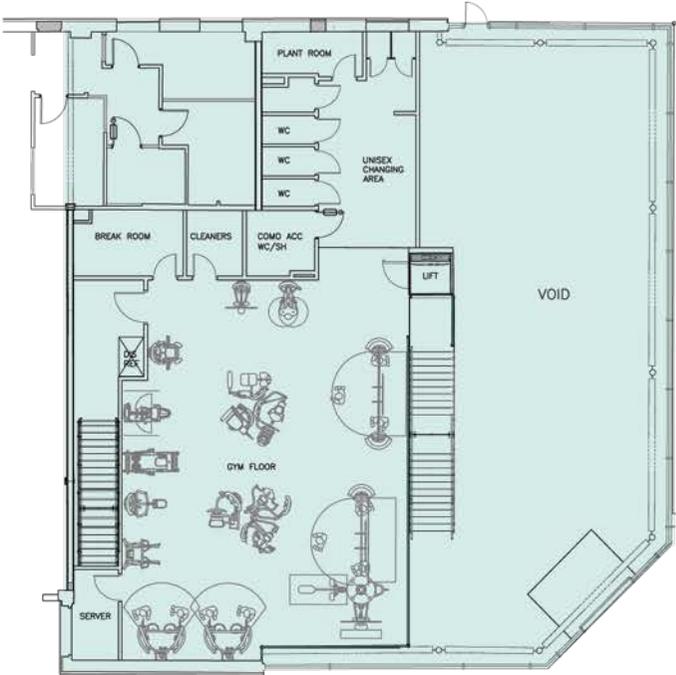
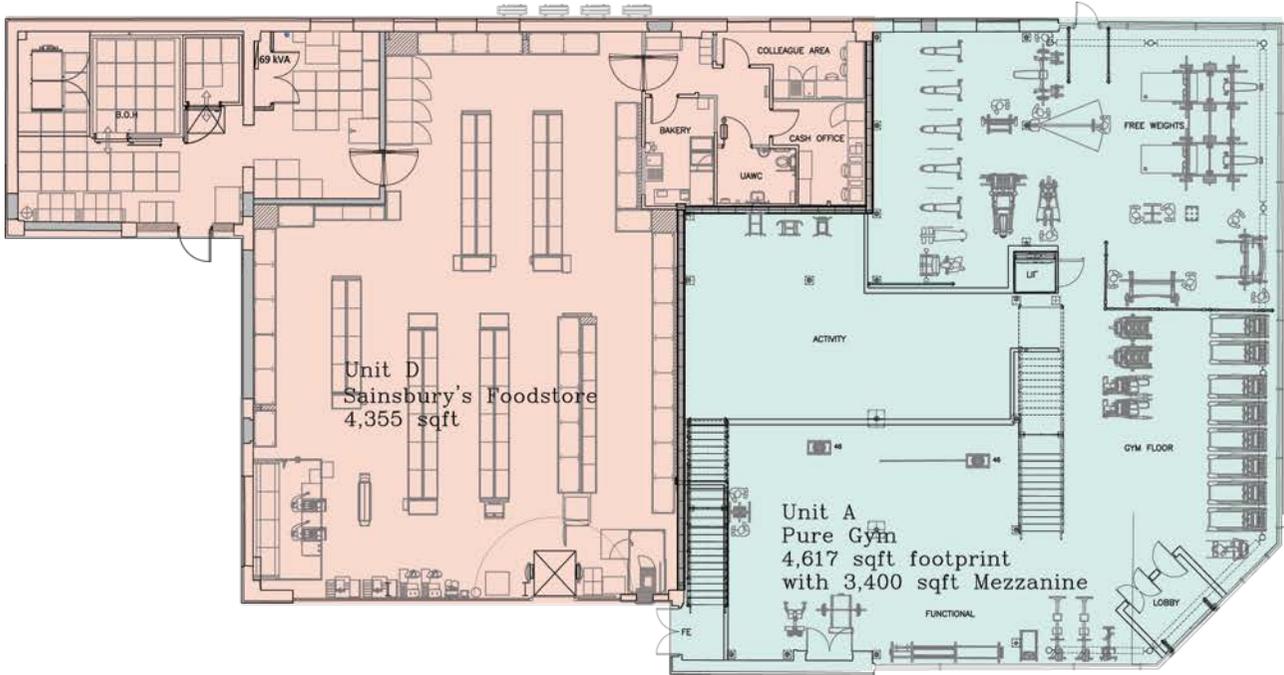
## Planning

Planning Consent for change of use was granted subject to S 106 on 11th February 2026. Full details can be provided on request.

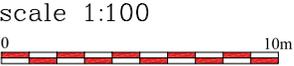


# Proposed Internal Plans

## GROUND FLOOR



## MEZZANINE LEVEL



# Accommodation and Tenancy

Unit	Tenant	Size	Anticipated Lease Start	Term (Years)	Break Option	Rent Review (Frequency)	Rent Review Basis	Rent/Income PA	Rent PSF/Unit	% Rent	Comments
GYM	Pure Gym Limited	4,625	April 2026	15	10th Anniversary	5	RPI 1-3%	£115,000	£24.86	43.02%	
FOOD	Sainsbury's Supermarkets Ltd	4,300	April 2026	15		5	CP 1-4%	£120,000	£27.91	44.89%	
LOCKERS	Parcel Locker Company Ltd		April 2026	5				£1,300	N/A	0.49%	Let by way of licence for 5 years with annual right to renew unless terminated by either party.
SOLAR PANELS	Pure Gym Limited through Power Purchase Agreement		April 2026	10				£10,000*	N/A	3.74%	Pure Gym Limited have entered into a Power Purchase Agreement with the landlord whereby they are contracted to buy all the electricity generated by the PV system that it consumes and will pay 80% of the Tenants current electricity contract rate.
CAR WASH	Daniel Lime Car Wash Ltd		April 2026	10				£10,000	N/A	3.74%	
EV 4 CHARGERS	Instavolt Limited		28/11/2025	20		Annual	RPI 1-3%	£11,000	£2,750	4.12%	Rent commencement date when Landlord Works are completed and certified
<b>TOTAL</b>		<b>8,925</b>						<b>£267,300</b>		<b>100%</b>	

\*Estimated income for PV Electricity generation.

## Tenure

The property is in **part freehold** and **part long leasehold** of **999 years from 1/05/1756 with 731 years unexpired.**

# Income Profile and Security

## Sainsbury's

44.89%

### Sainsbury's Supermarkets Ltd

Company number – 03261722

Dun & Bradstreet – Low  
Failure score 91/100

Sainsbury's Supermarkets Ltd is a subsidiary of and wholly owned by J Sainsbury's PLC who are the second largest supermarket in the UK with a market share of 16.3%. Please see the below for a summary of their last 3 years accounts.

Year End	1st March 2025	2nd March 2024	3rd March 2023
Turnover	£28,544,000,000	£27,877,000,000	£26,693,000,000
Pre-Tax Profit	£313,000,000	£273,000,000	£137,000,000
Shareholder Funds	£4,319,000,000	£4,059,000,000	£4,684,000,000



43.02%

### Pure Gym Limited

Company number – 06690189

Dun & Bradstreet – Low-Moderate  
Failure score 84/100

Pure Gym Limited is a subsidiary of and wholly owned by Gym Bidco Limited and are the largest gym operator in the UK with a reported 1,681,000 million members. Please see the below for a summary of their last 3 years accounts.

Year End	31st Dec 2024	31st Dec 2023	31st Dec 2022
Turnover	£416,000,000	£368,500,000	£308,100,000
Pre-Tax Profit	£78,500,000	£59,100,000	£31,700,000
Shareholder Funds	£666,700,000	£499,500,000	£356,300,000

**Instavolt Limited**

Company number – 10484882

Dun & Bradstreet – Low-Moderate  
Failure score 51/100

Instavolt Limited is a subsidiary of and wholly owned by Basingstoke Bidco Limited. They are the UK’s largest owner-operator of EV charging stations and ranked in the UK’s Top 25 fastest-growing business by the ORESA Growth Index. Please see the below for a summary of their last 3 years accounts.

Year End	31st March 2025	31st March 2024	31st March 2023
Turnover	£49,969,135	£33,724,341	£18,631,181
Pre-Tax Profit (Loss)	(£8,516,572)	(£15,644,703)	(£10,718,605)
Shareholder Funds	£83,649,276	£55,810,397	£54,463,836

**Parcel Locker Company Limited**

Company number – 15903705

Dun & Bradstreet – Moderate-High  
Failure score 24/100

Parcel Locker Company Limited is the European leading parcel locker company with over 61,000 units managing 1.4 billion parcels in 2025. Please see the below for a summary of their last years accounts.

Year End	30th March 2025		
Turnover			
Pre-Tax Profit (Loss)	(£729,020)		
Shareholder Funds	(£788,698)		



## Proposal

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## VAT

Providing certain criteria are met it is anticipated the sale will be treated as a TOGC.

## EPC

EPC's will be provided on completion

## AML

We are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once the terms have been agreed.

# Contact Us

For more information please get in touch:

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