

SHOPPING CENTRE PROPERTY / CLASS E

Unit 10 The Square Clarendon Square Shopping Centre, Hyde



**Rent: On application**

**First Floor Area**

3,444 Sq ft / 320 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The subject premises are situated fronting The Square externally of Clarendon Square Shopping Centre, which is the principal shopping destination in Hyde.

The unit is situated on the first floor, above the west entrance to the Mall, the location presents a fantastic opportunity for a restaurant

Retailers inside the shopping centre include Superdrug, OneBelow, Bodycare.

**Accommodation:**

The property comprises the following approximate areas and dimensions:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
First Floor	3444	320

**Rent:**

Upon application.

**Tenure:**

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £18,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the current year stands at approximately £13,561.20.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

January 2024

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