

# Restaurant/Shop To Let



## Hyde

2-6 Clarendon Place, Clarendon Square Shopping Centre

Total Area: 3,437 sq ft (319.31 sq m)

Rent on Application

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**Location & Description:**

- The subject premises are situated fronting The Square externally of Clarendon Square Shopping Centre, which is the principal shopping destination in Hyde.
- The unit benefits from a full new shop front and offers an excellent opportunity for a restaurant.
- Other night life operators in the vicinity include the new Flame and Ice Smash Burgers, Esha Indian Cuisine and Jacks Bar.

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**Demise:**

Ground Floor 2,542 sq ft (236.16 sq m)

First Floor 895 sq ft (83.15 sq m)

Total Area 3,437 sq ft (319.31 sq m)

**Rent:**

Available upon request.

**Lease:**

A new effectively FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge stands at approximately £30,578.10.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £45,250.

**Date Prepared:**

June 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

**James Lamming**

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Hyde (2-6 Clarendon Square)

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