

# To Let



## Hyde

2-6 Clarendon Place, Clarendon Square Shopping Centre

Total Area: 4,707 sq ft (437 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 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.

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**Demise:**

Ground Floor 2,597 sq ft (241 sq m)

First Floor 1,910 sq ft (177 sq m)

Total Area 4,707 sq ft (437 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:**

April 2025

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