

# To Let



## Hyde

35 Rutherford Way, Clarendon Square Shopping Centre

Ground Floor: 843.9 sq ft (78.4 sq m)

Rent on Application

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**Location & Description:**

- **The subject premises are situated fronting Rutherford Way in Clarendon Square Shopping Centre.**
- **Nearby businesses include Coffee House, OneBelow, Healthy Hyde & Costa.**
- **The accommodation is arranged over ground and first floors.**

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**Demise:**

Ground Floor Sales 843.9 sq ft (78.4 sq m)  
First Floor 791.1 sq ft (73.5 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge for the current period stands at approximately £14,935.43.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) – £13,000.

**Date Prepared:**

February 2026

**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:**

**Kiera McLaughlin**

07591 835776

kiera@barkerproudlove.co.uk

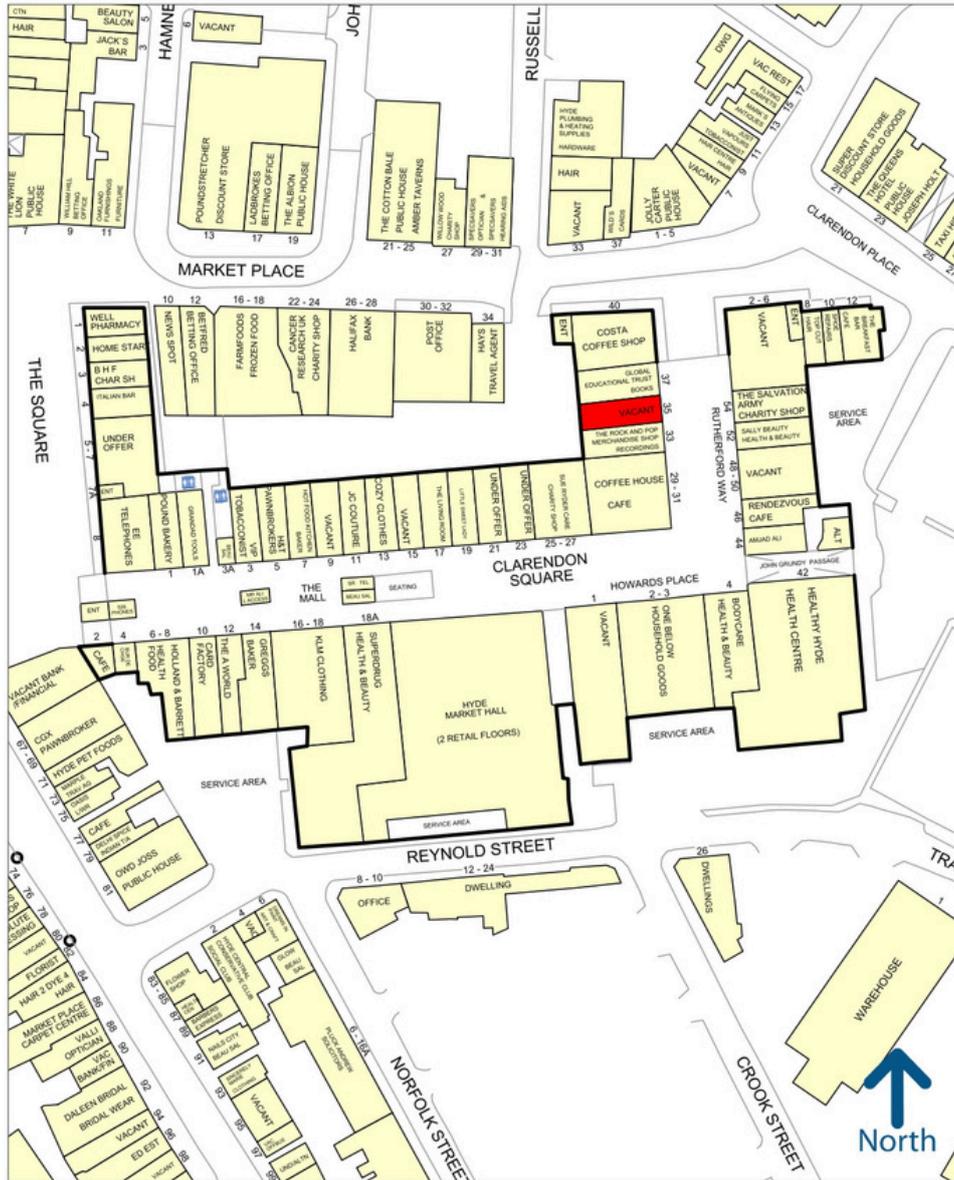
**James Lamming**

07715 678630

james@barkerproudlove.co.uk



Hyde



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