

# To Let



## Hyde

35 Rutherford Way, Clarendon Square Shopping Centre

Ground Floor: 905 sq ft (84.08 sq m)

Rent Upon Application

## 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.

### Demise:

Ground Floor Sales 905 sq ft (84.08 sq m)  
First Floor 897 sq ft (83.33 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 £16,077.75.

### EPC:

Energy Performance Rating Assessment – D.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

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

### Date Prepared:

Updated May 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

