

Leeds Office: 0113 388 4848

## To Let



# Hyde

2 The Square, Clarendon Square Shopping Centre

1,023 sq ft (95 sq m) Rent Upon Application

### Barker Proudlove

### Location & Description:

- The subject premises are situated externally of Clarendon Square Shopping Centre, which is the principal shopping destination in Hyde.
- The unit is situated on the ground floor, fronting The Square.
- Available for a variety of uses.
- Retailers inside the shopping centre include Coffee House, Superdrug, OneBelow, Bodycare.

#### Demise:

Ground Floor 1,023 sq ft (95 sq m)

#### Rent:

Available upon request.

#### Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

#### Service Charge:

On-account service charge for the current year stands at approximately £8,776.02. EPC:

Available upon request.

#### Legal and Professional Fees:

Each party to bear their own costs

#### **Rating Assessment:**

Rateable Value (April 2023) - £17,500. **Date Prepared:** January 2025

#### Contact Us:

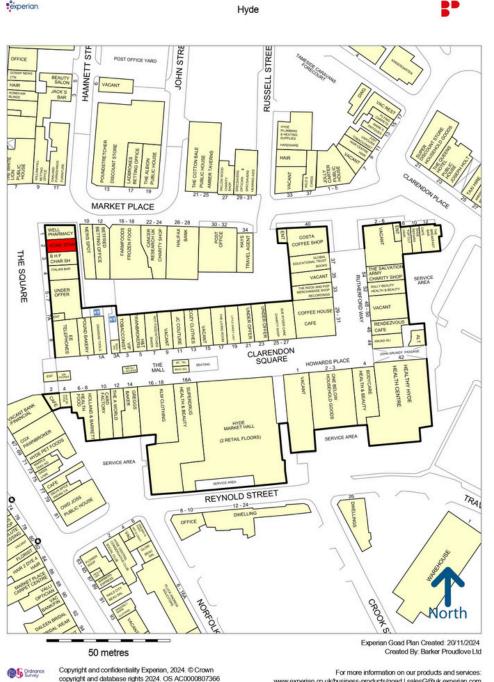
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Crdhance

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