

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



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# **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

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

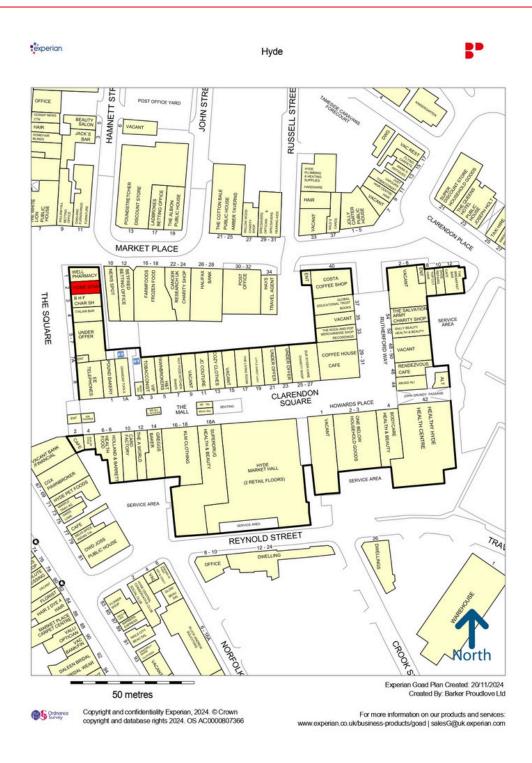
### **James Lamming**

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