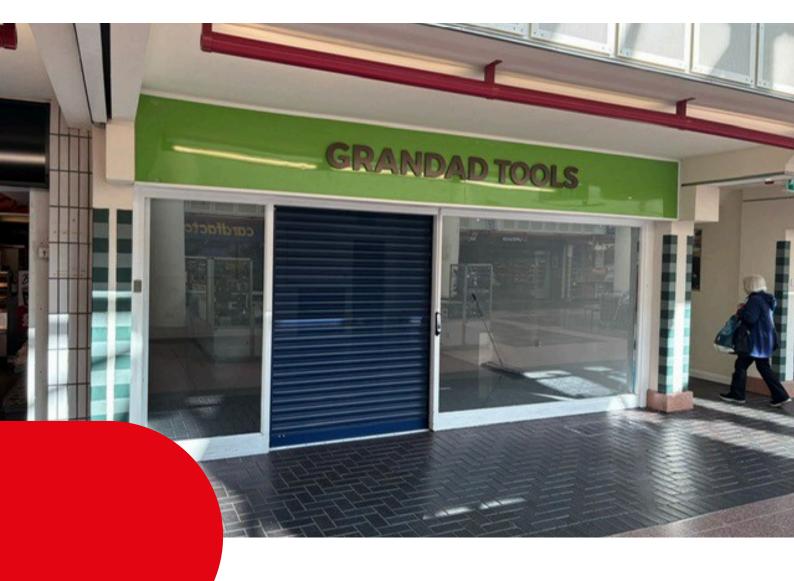


Leeds Office: 0113 388 4848

# To Let



Hyde

1A The Mall, Clarendon Square Shopping Centre

Ground Floor: 486 sq ft (45.15 sq m)

Rent: Upon Request



Leeds Office: 0113 388 4848

## **Location & Description:**

- The subject premises are situated on The Mall which is the prime pitch in Clarendon Square Shopping Centre, the principal shopping destination in Hyde.
- Nearby retailers include Holland & Barratt, Greggs,
   Superdrug and Pound Bakery.
- The accommodation is arranged over ground floor only.

#### Demise:

Ground Floor Sales 486 sq ft (45.15 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 year stands at approximately £5,573.

#### EPC:

Available upon request.

#### Legal and Professional Fees:

Each party to bear their own costs.

### **Rating Assessment:**

Rateable Value (April 2023) - £13,750.

#### **Date Prepared:**

March 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.

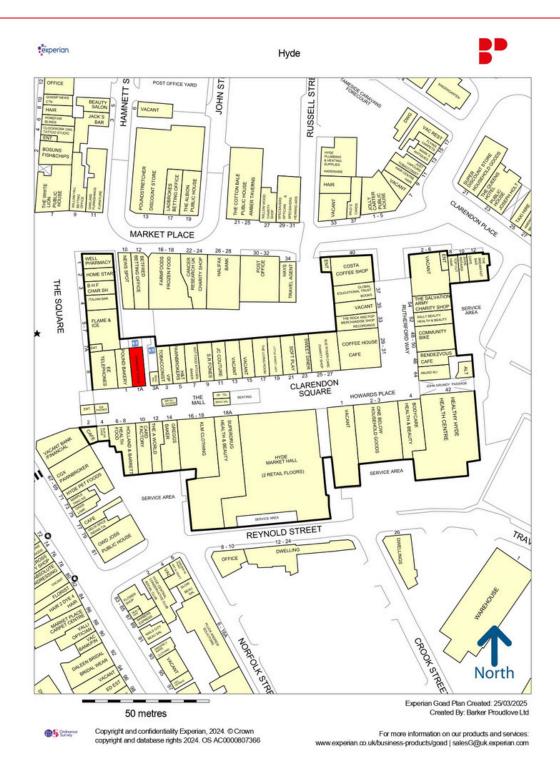
#### **Contact Us:**

#### **James Lamming**

07715 678630 james@barkerproudlove.co.uk



# Leeds Office: 0113 388 4848



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