

To Let



Hyde

44 Rutherford Way, Clarendon Square Shopping Centre

Ground Floor: 514 sq ft (47.8 sq m)

Rent on Application

Location & Description:

- **Clarendon Square Shopping Centre, is the principal shopping destination in Hyde.**
- **The subject unit sits in a prime corner position within the Mall, close to a number of established retailers including Coffee House, Healthy Hyde and One Below.**
- **The unit sits close to one of the shopping centre entrances leading directly out to the main town centre car parking.**

Demise:

Ground Floor Sales 514 sq ft (47.8 sq m)
First Floor 597 sq ft (55.5 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 £10,491.51.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £12,000.

Date Prepared:

September 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:

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Hyde (44 The Mall Goad)

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