

# 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 2026) – £10,250.

### Date Prepared:

February 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:

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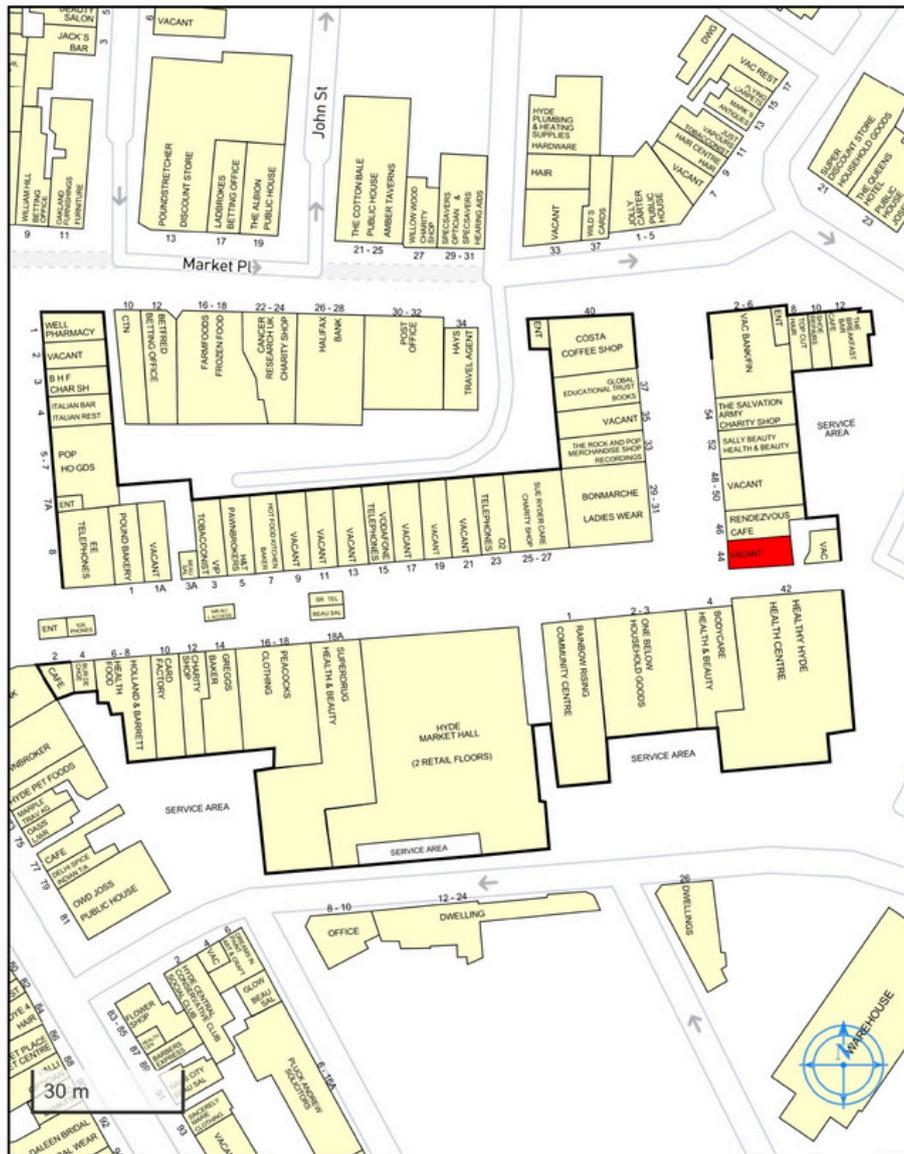
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