

# To Let



## Hyde

Unit 4 Howard Place, Clarendon Square Shopping Centre

Ground Floor: 2,111 sq ft (196.12 sq m)

Rent Upon Request

## Location & Description:

- Clarendon Square Shopping Centre is the principal shopping destination in Hyde.
- The unit is located close to one of the entrances that leads out to the principal car parking for the centre.
- Nearby retailers include One Beyond, Coffee House and Healthy Hyde.
- The accommodation is arranged over ground floor.

### Demise:

Ground Floor 2,111 sq ft (196.12 sq m)

First Floor 562 sq ft (52.21 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 £23,001.31.

### EPC:

Energy Performance Rating Assessment – B.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2026) – £27,000.

### Date Prepared:

Updated May 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:

**Kiera McLaughlin**

07591 835776

kiera@barkerproudlove.co.uk

**James Lamming**

07715 678630

james@barkerproudlove.co.uk

