



SHOPPING CENTRE PROPERTY / CLASS E

Kiosk 15 The Mall, Clarendon Square Shopping Centre, Hyde SK14 2QT



TO LET

Rent: £8,000 PA

Area

118 Sq ft / 11 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Location:

The subject premises are situated on The Mall which is the prime pitch in Clarendon Square Shopping Centre, which is the principal shopping destination in Hyde.

Nearby retailers include Superdrug, OneBelow, Bodycare.

Demise:	Sq Ft	Sq M
Kiosk	118	11

Rent:

We are seeking rental offers in the order of £8,000 per annum exclusive.

Tenure:

A new effective full repairing and insuring lease is to be made available for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £8,200. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year 2023 stands at approximately £1,023.75.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2023

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2023



Hyde

