

SHOPPING CENTRE PROPERTY / CLASS A1**25-27 The Mall Clarendon Square Shopping Centre, Hyde****Rent: £47,500 PA****Area****1,473 Sq ft / 137 Sq M****TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk****James Lamming****Mob: 07715 678630****Email: james@barkerproudlove.co.uk****Green & Partners****Olly Gardner****Tel: 020 7659 4825**

Location:

The subject premises are situated fronting The Mall which is the prime pitch in Clarendon Square Shopping Centre.

This double fronted unit is situated adjacent to O2.

Nearby retailers include Phones 4 U, Argos, Superdrug and B&M Bargains amongst others.

Accommodation:

The accommodation is arranged over the ground floor only.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1473	136.85
Ground Floor Ancillary	156	14.49

Rent:

We are seeking rental offers in the order of £47,500 per annum exclusive.

Tenure:

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The property has a rateable value of £32,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - C

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:

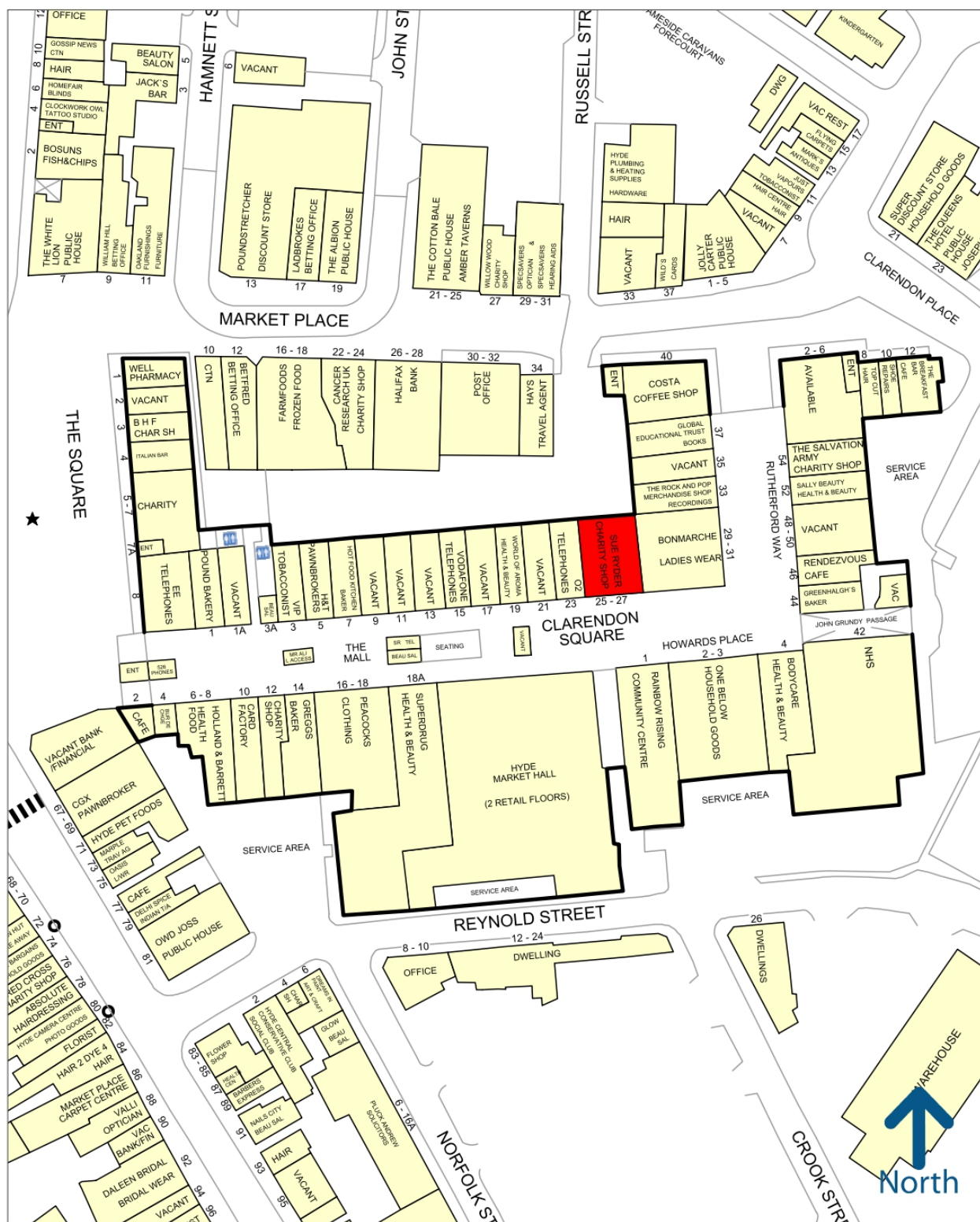
February 2020

Subject to Contract

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Hyde



Experian Goad Plan Created: 11/07/2023

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