



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

Viewing Strictly through the joint letting agents.

Barker Proudlove

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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 unit has a 2017 rateable value assessment of £37,750.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £13,395.38.

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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