**Leeds Office**: 0113 388 4848
**Manchester Office**: 0161 631 2852

# SHOPPING CENTRE PROPERTY / CLASS A1

## 21 The Mall Clarendon Square Shopping Centre, Hyde




TO LET

## Rent: **£18,500 PA**

**Area**
780 Sq ft / 73 Sq M

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

**Jack Deakin**
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**James Lamming**
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**Email:** james@barkerproudlove.co.uk

**Green & Partners**

**Olly Gardner**
**Tel:** 020 7659 4825

**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 Grainger Games, Vodafone and B&M Bargains amongst others.

**Accommodation:**
The accommodation is arranged over the ground floor.

| Demise: | Sq Ft | Sq M |
|---|---|---|
| Ground Floor Sales | 780 | 72.46 |

**Rent:**
We are seeking rental offers in the order of £18,500 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 rateable value assessment of £17,250.

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 - D

**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:**
January 2024

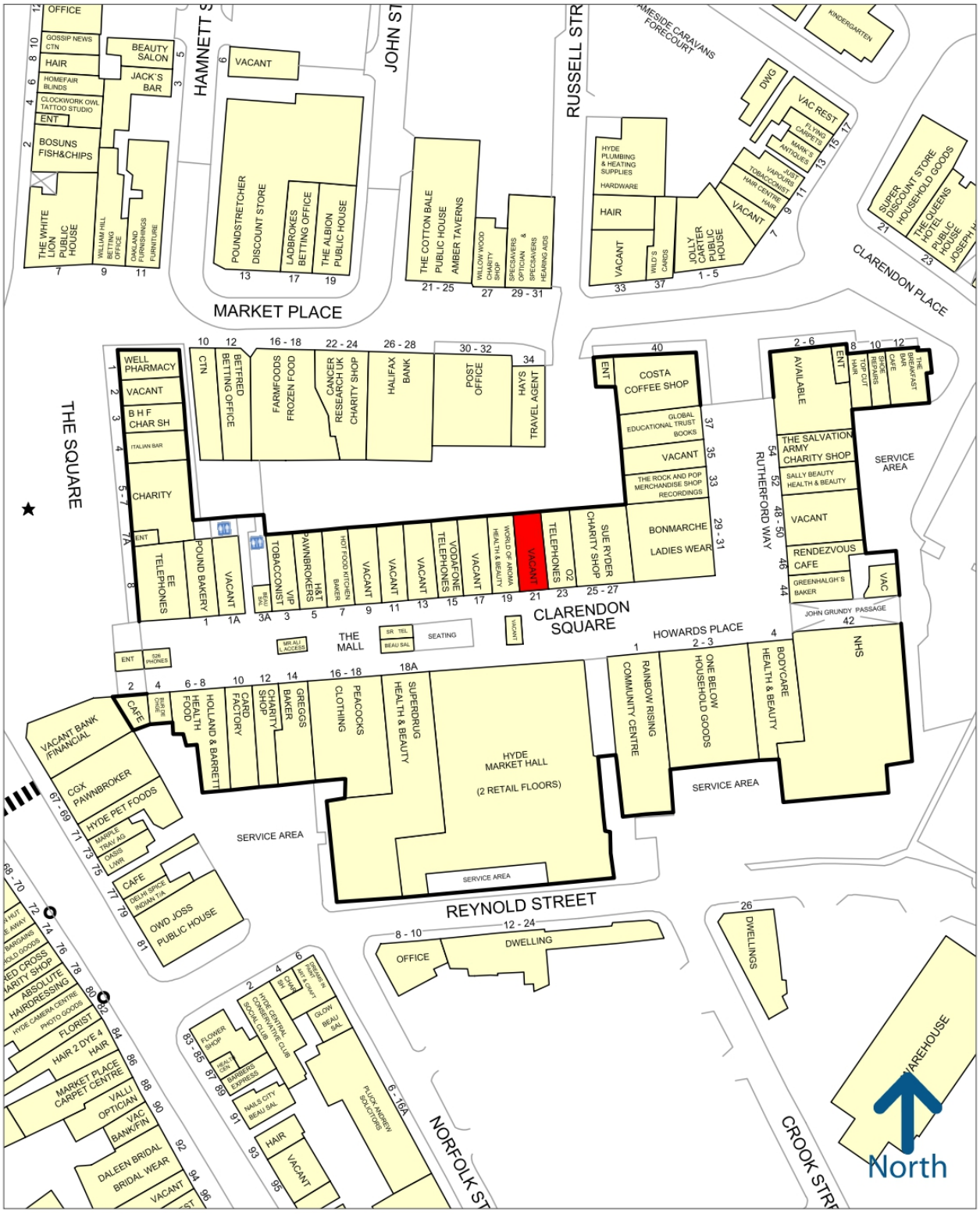
Subject to Contract

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experian.

# Hyde

barkerproudlove




50 metres

Experian Goad Plan Created: 11/07/2023
Created By: Barker Proudlove Ltd

www.barkerproudlove.co.uk

Map data

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