



SHOPPING CENTRE PROPERTY / CLASS A1  
11 The Mall Clarendon Square Shopping Centre, Hyde



**Rent: £25,000 PA**

**Area**

803 Sq ft / 75 Sq M

**TO  
LET**

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

**Barker Proudlove**

Grant Owens

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**Green & Partners**

Olly Gardner

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**Location:**

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

The unit is situated adjacent to Supernews.

Nearby retailers include Holland & Barratt, Phones 4 U and B&M Bargains amongst others.

**Accommodation:**

The accommodation is arranged over the ground floor.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	718	66.7
Ground Floor Ancillary	85	7.9

**Rent:**

We are seeking rental offers in the order of £25,000 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 £20,500.

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 £6,403.86.

**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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