

SHOPPING CENTRE PROPERTY / CLASS A1

11 The Mall Clarendon Square Shopping Centre, Hyde

**Rent: £20,000 PA****Ground Floor Area**

803 Sq ft / 75 Sq M

LET**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 fronting The Mall which is the prime pitch in Clarendon Square Shopping Centre.

Nearby retailers include Holland & Barratt, Greggs, Superdrug & One Below.

Accommodation:

The accommodation is arranged over the ground floor.

Demise:	Sq Ft	Sq M
Ground Floor Sales	718	66.7
Ground Floor Ancillary	85	7.9

Rent:

We are seeking rental offers in the order of £20,000.00 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 £17,500.

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 - 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:

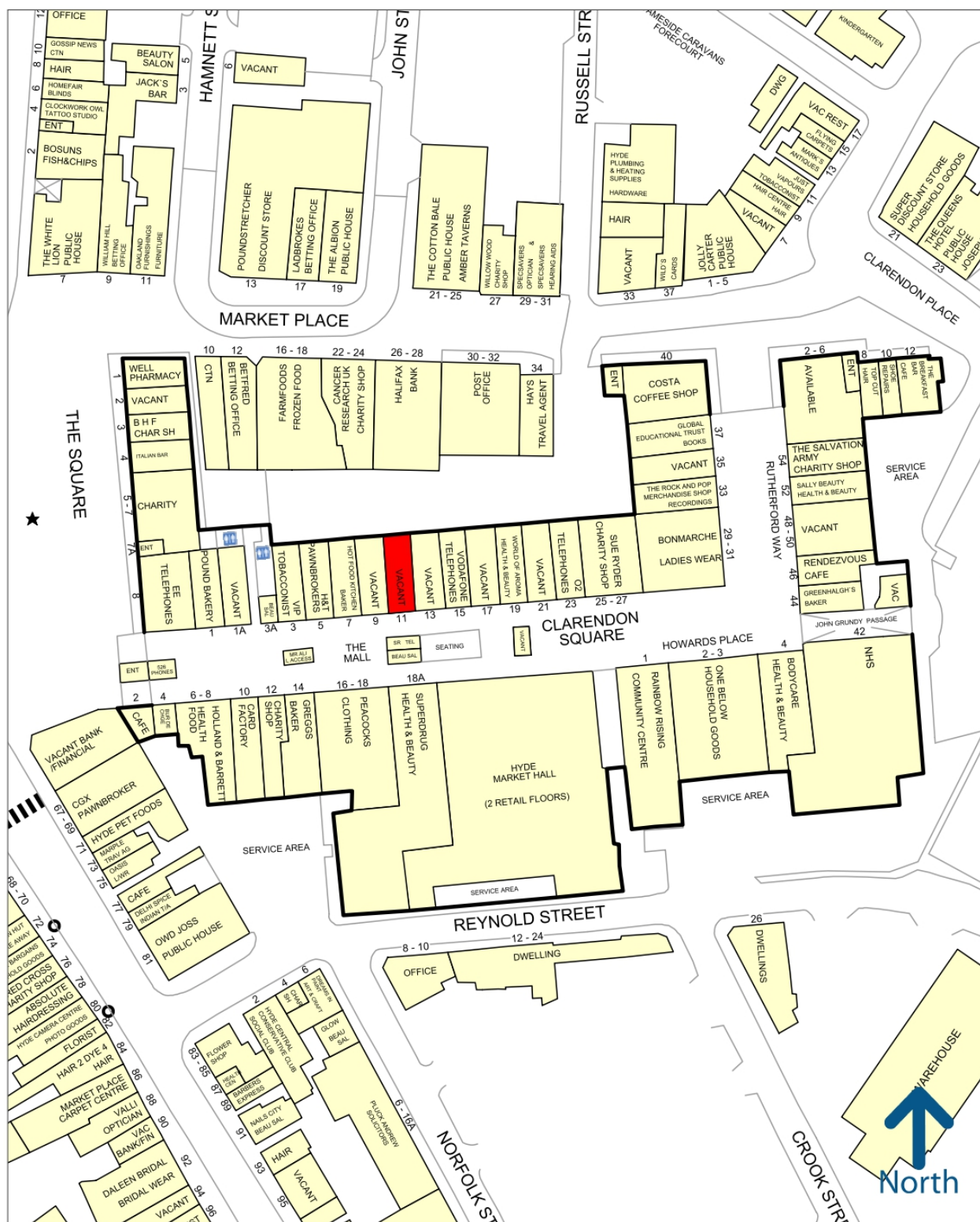
January 2024

Subject to Contract

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Hyde



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