



SHOPPING CENTRE PROPERTY / CLASS A1

33 Rutherford Way Clarendon Square Shopping Centre, Hyde



Rent: £17,500 PA

Area

714 Sq ft / 66 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Green & Partners

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Location:

The subject premises are situated fronting Rutherford Way in Clarendon Square Shopping Centre. The unit is situated adjacent to Shoe Zone and Bon Marche.

Nearby retailers include, Lloyds Bank Phones 4 U, B&M Bargains amongst others.

Accommodation:

The accommodation is arranged over the ground and first floor.

Demise:	Sq Ft	Sq M
Ground Floor Sales	714	66.33
Ground Floor Ancillary	28	2.23
First Floor Ancillary	724	67.26

Rent:

We are seeking rental offers in the order of £17,500 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 £18,500.

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 £13,745.63.

EPC:

Energy Performance Asset Rating - E

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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