

SHOPPING CENTRE PROPERTY / CLASS E

2-6 Clarendon Place Clarendon Square Shopping Centre, Hyde



**Rent: On application**

**Total Area**

4,707 Sq ft / 437 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The subject premises are situated fronting The Square externally of Clarendon Square Shopping Centre, which is the principal shopping destination in Hyde.

The unit is situated on the first floor, above the west entrance to the Mall, the location presents a fantastic opportunity for a restaurant

Retailers inside the shopping centre include Superdrug, OneBelow, Bodycare.

**Accommodation:**

The property comprises the following approximate areas and dimensions:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2597	241
First Floor Area	1910	177
Total Area	4707	437

**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 premises currently has a rateable value of £45,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2024 stands at approximately £27,475

**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.

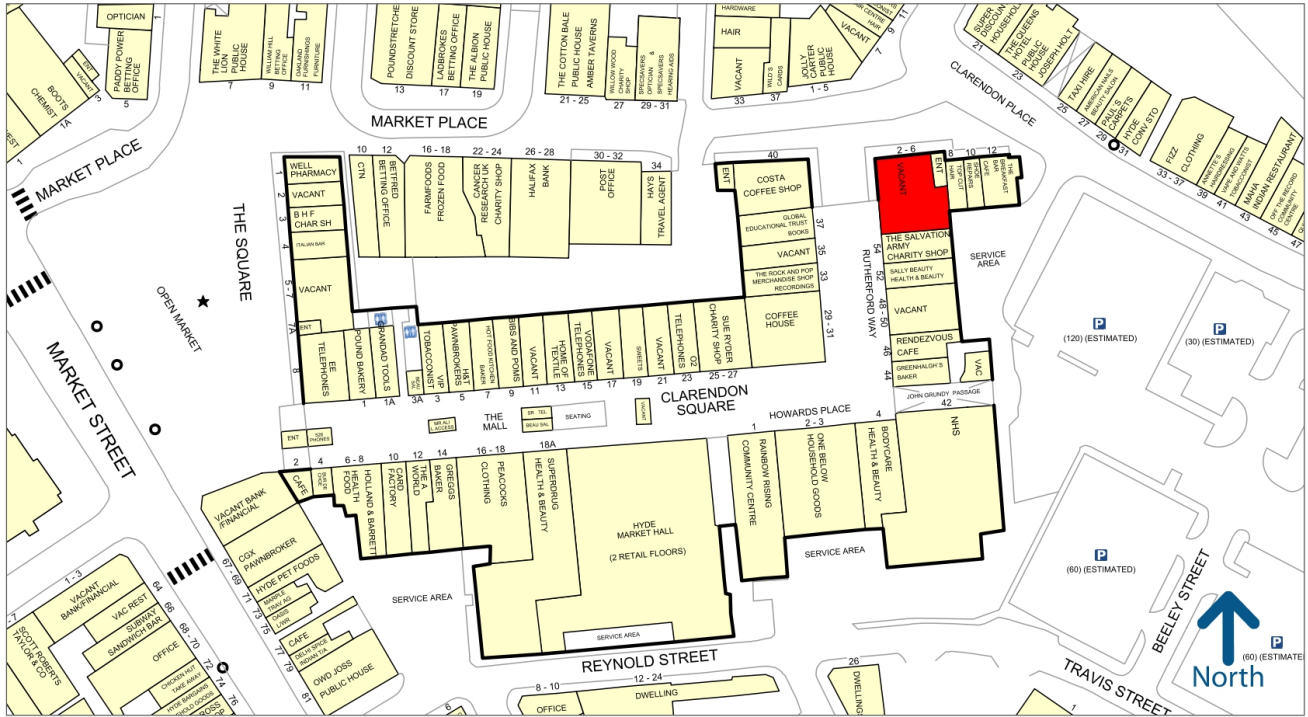
**Date Prepared:**

February 2024

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Hyde



50 metres

Experian Goad Plan Created: 19/02/2024

Created By: Barker Proudlove Ltd

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