

To Let-**Under Offer**



Hyde

21 The Mall, Clarendon Square Shopping Centre

780 sq ft (72.46 sq m)

Rent: £20,000 PAX

Location & Description:

- **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.**
- **The accommodation is arranged over the ground floor.**

Demise:

Ground Floor Sales 780 sq ft (72.46 sq m)

Rent:

Rental offers in the order of £20,000 per annum exclusive.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £6,969.47.

EPC:

Energy Performance Rating Assessment – D

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £17,250.

Date Prepared:

November 2024

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Hyde



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