Emanuel Oliver
CHARTERED SURVEYORS

HYDE

11 THE MALL

CLARENDON SQUARE SHOPPING CENTRE

RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

Location
The subject unit is situated fronting The Mall, which is the prime retailing area in the Clarendon Square Shopping Centre. The unit is opposite **Superdrug** and other retailers in the near vicinity include **Argos, Holland & Barrett and B&M**.

Accommodation
The property is on ground floor only and has the following approximate net internal areas:

Ground Floor Sales	**718 sq ft**	**66.7 sq m**
Ground Floor Ancillary	85 sq ft	7.9 sq m

Lease/Rent
The property is available by way of a new effective full repairing and insuring lease at a rent of **£25,000 per annum exclusive**.

Service Charge
The on-account service charge for the year 2018 is approximately £6,403.86 per annum.

EPC
The Energy Performance asset rating is Band C. A full copy of the EPC is available for inspection if required.

Business Rates
Verbal enquiries to Tameside Metropolitan Borough Council confirm the property is assessed as follows:

Rateable Value £20,500

Interested parties are advised to make their own enquires to the actual rates payable on 0161 342 2233.

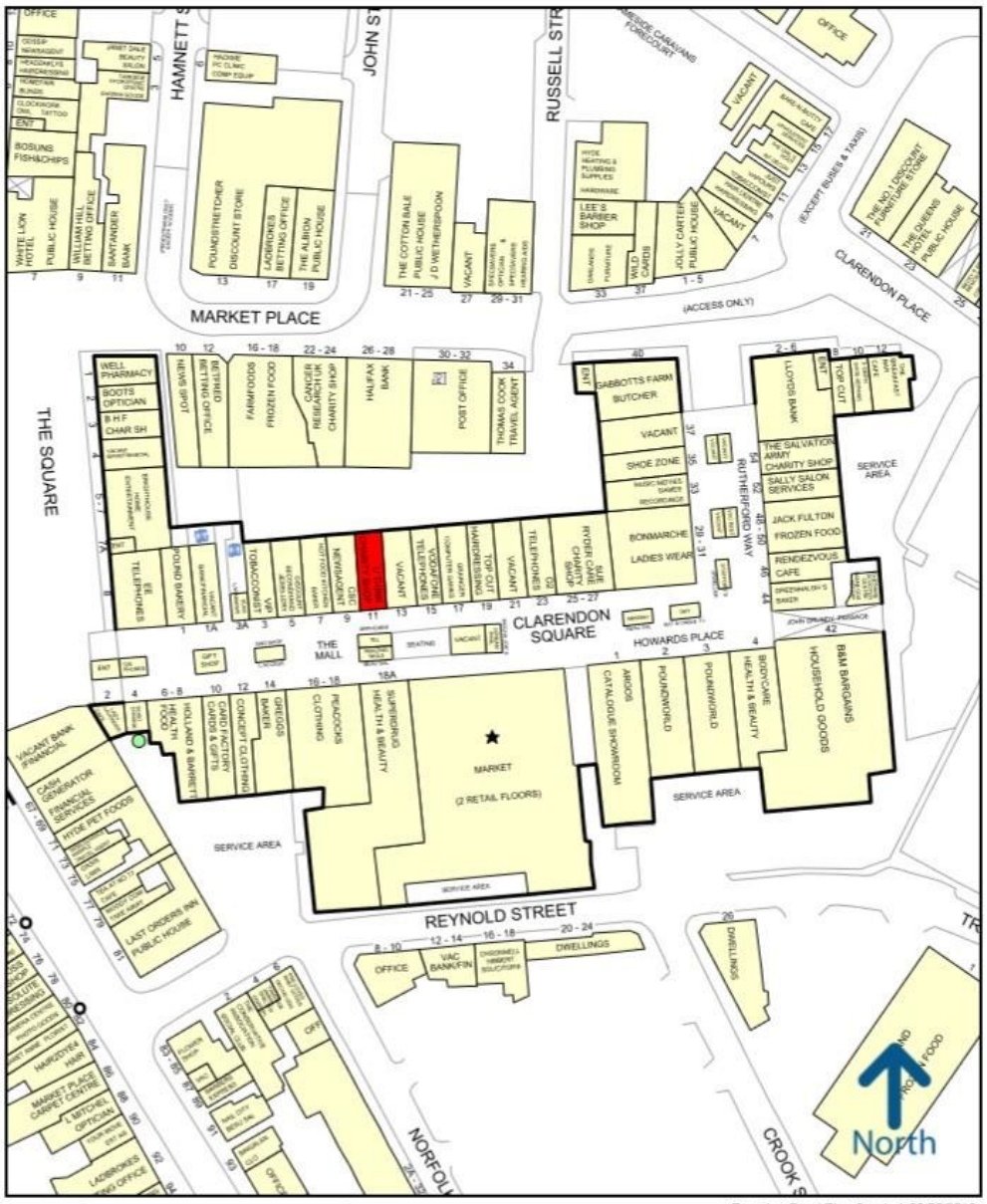
Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Vat
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Viewing
Strictly by appointment through the agents, Emanuel Oliver, Llyr Emanuel 0151 236 6725 llyr@emanueloliver.com or alternatively our joint agents Barker Proudlove 0113 388 4848.

Hyde



Experian Goad Plan Created: 29/05/2018
Created By: Emanuel Oliver Ltd

Map data

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