

HYDE

21 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 adjacent to **O2** with 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	780 sq ft	72.5 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 £6,382.16 per annum.

EPC

The Energy Performance asset rating is Band D. 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 £20,000

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

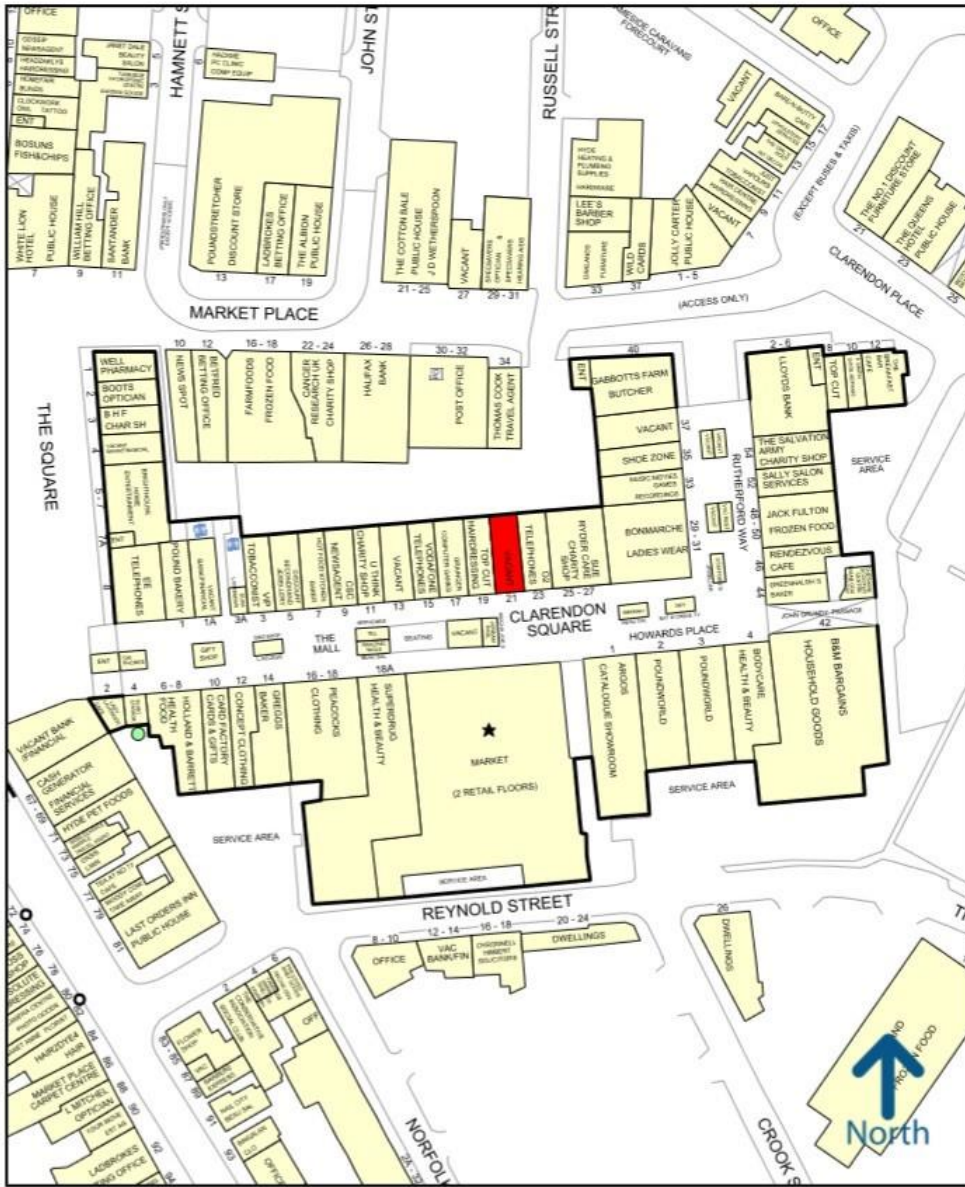
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

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



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 8011

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.