

HYDE

25-27 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 adjacent to **O2** and **Bon Marche** and other retailers in the near vicinity include **Argos, Superdrug and B&M**.

Accommodation

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

Ground Floor Sales	1,473 sq ft	136.9 sq m
Ground Floor Ancillary	156 sq ft	14 sq m

Lease/Rent

The property is available by way of a new effective full repairing and insuring lease at a rent of **£47,500 per annum exclusive**.

Service Charge

The on-account service charge for the year 2018 is approximately £13,395.38 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 £37,750

Interested parties are advised to make their own enquiries 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

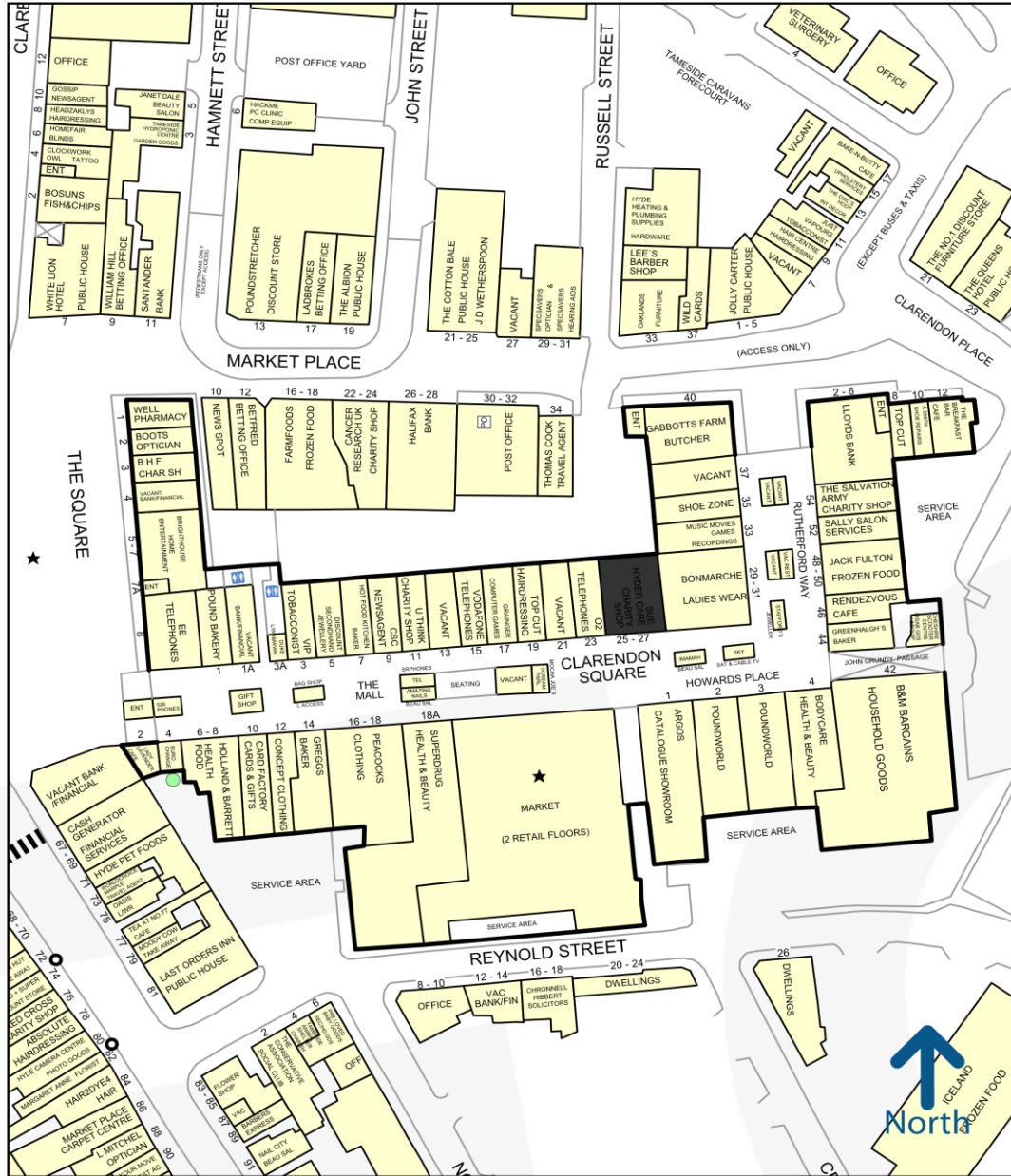
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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.



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