

HYDE

33 RUTHERFORD WAY

**CLARENDON SQUARE
SHOPPING CENTRE**

**RETAIL UNIT AVAILABLE
BY WAY OF A NEW LEASE**



Location

The subject unit is situated fronting Rutherford Way in the Clarendon Square Shopping Centre. The unit is adjacent to **Shoe Zone** and **Bon Marche** with other retailers in the near vicinity including **Lloyds Bank and Fultons**.

Accommodation

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

Ground Floor Sales	718 sq ft	66.7 sq m
Ground Floor Stores	85 sq ft	7.9 sq m
First Floor	724 sq ft	67.3 sq m

Lease/Rent

The property is available by way of a new effective full repairing and insuring lease at a rent of **£17,500 per annum exclusive**.

Service Charge

The on-account service charge for the year 2018 is approximately £13,745.63 per annum.

EPC

The Energy Performance asset rating is Band E. 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 £18,500

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

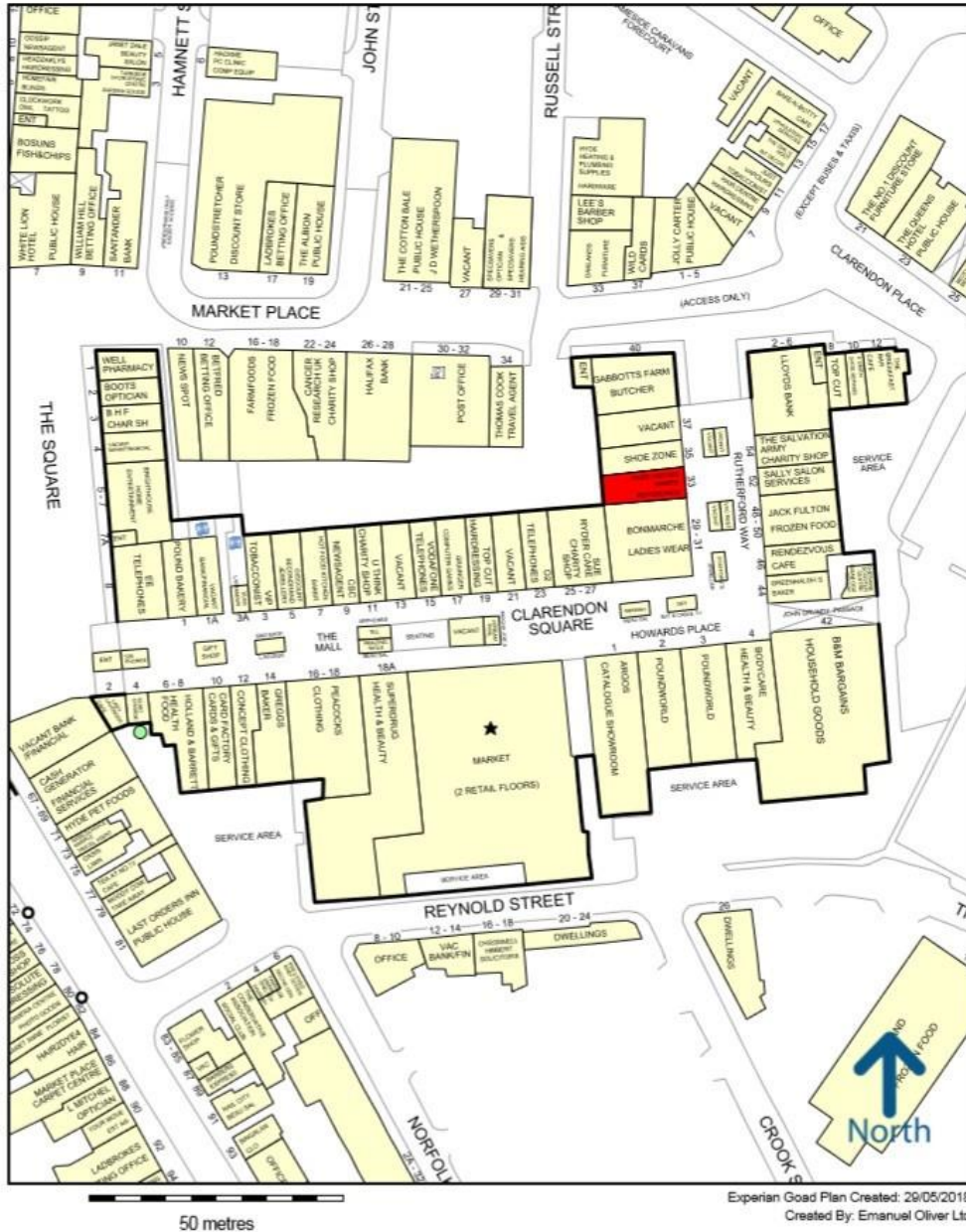
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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.



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