

## RETAIL PARK PROPERTY / CLASS E

Unit 2 Westmorland Retail Park , Cramlington NE23 6UY

**Rent: On application****Ground Floor Area**

10,035 Sq ft / 932 Sq M

**UNDER  
OFFER****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

**Location:**

Westmorland Retail Park is located centrally within Cramlington, situated next to Manor Walks Shopping Centre.

Subject Unit 2 is the only available unit on the retail park, with nearby occupiers including M&S Food Hall, TK Maxx, Costa, Currys/ PC World, B&M, Dunelm, Next and Asda Food Store.

There are approximately 500 free shopper car parking spaces located in front of the retail park.

**Accommodation:**

The premises are arranged on the ground floor only.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor GIA	10035	932

**Rent:**

Upon application

**Tenure:**

A new effectively full repairing and insuring lease is available.

**Business Rates:**

The premises currently has a rateable value of £134,000. For further details visit Gov.uk or contact the business rates department at the local authority.

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £17,914.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

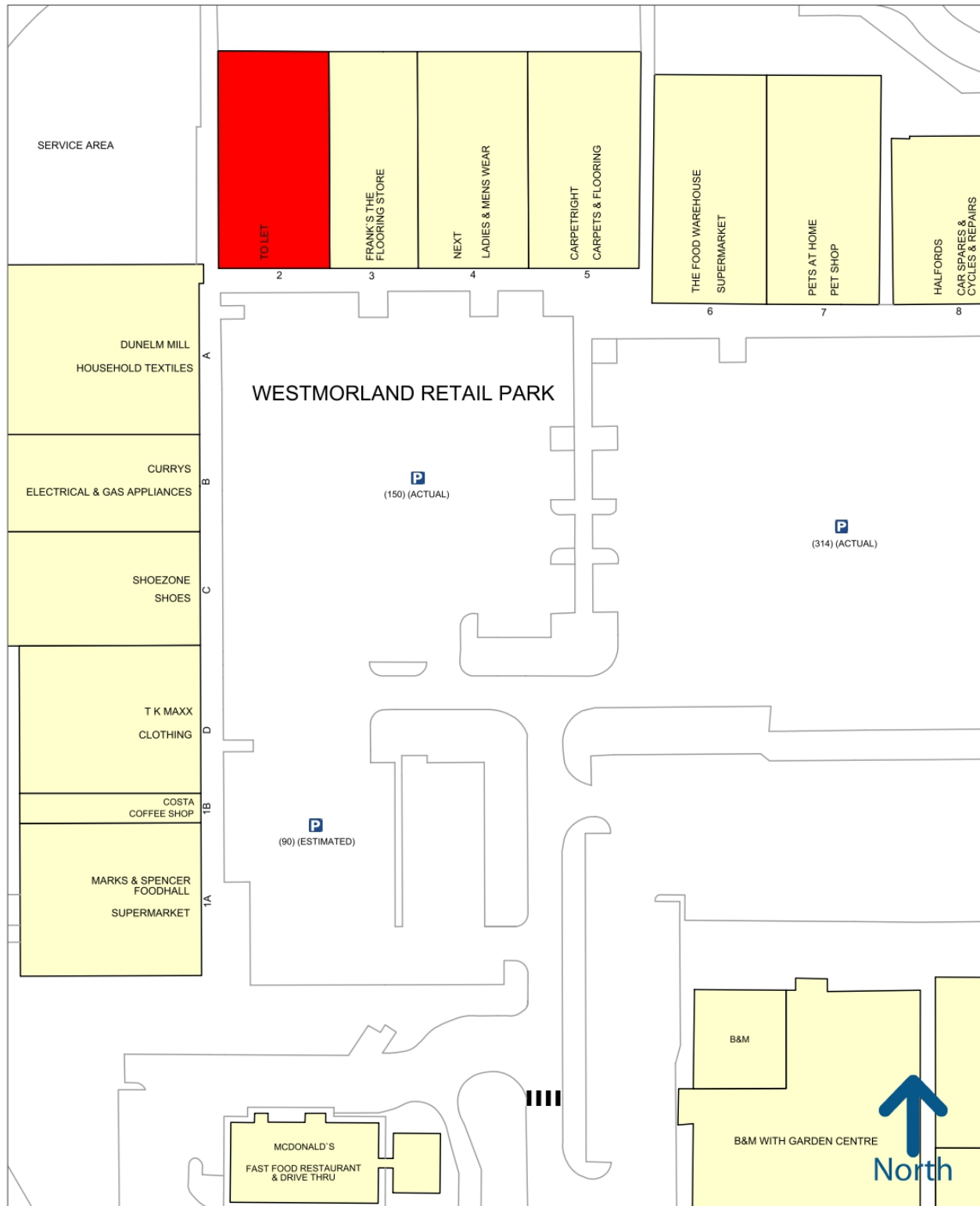
February 2024

Subject to Contract

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Cramlington



50 metres

Experian Goad Plan Created: 20/02/2024  
Created By: Barker Proudlove Ltd

