



SHOPPING CENTRE PROPERTY / CLASS E

Kiosk 6 West Mall Manor Walks Shopping Centre, Cramlington



Rent: £12,500 PA
Ground Floor Area
80 Sq ft / 7 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

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Location:

Manor Walks Shopping Centre provides the retail focus in the town with c.440,000 sq ft of retail accommodation, with strong foodstore anchors Sainsbury's and Asda.

Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.

Demise:	Sq Ft	Sq M
Ground Floor Sales	80	7.4

Rent:

£12,500 per annum exclusive.

Tenure:

The premises are available by way of a new FRI lease on terms to be agreed.

Business Rates:

The premises has a rateable value of £7,100 from 1st April 2023. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024 the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the year 2023 is £1,573.38

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:

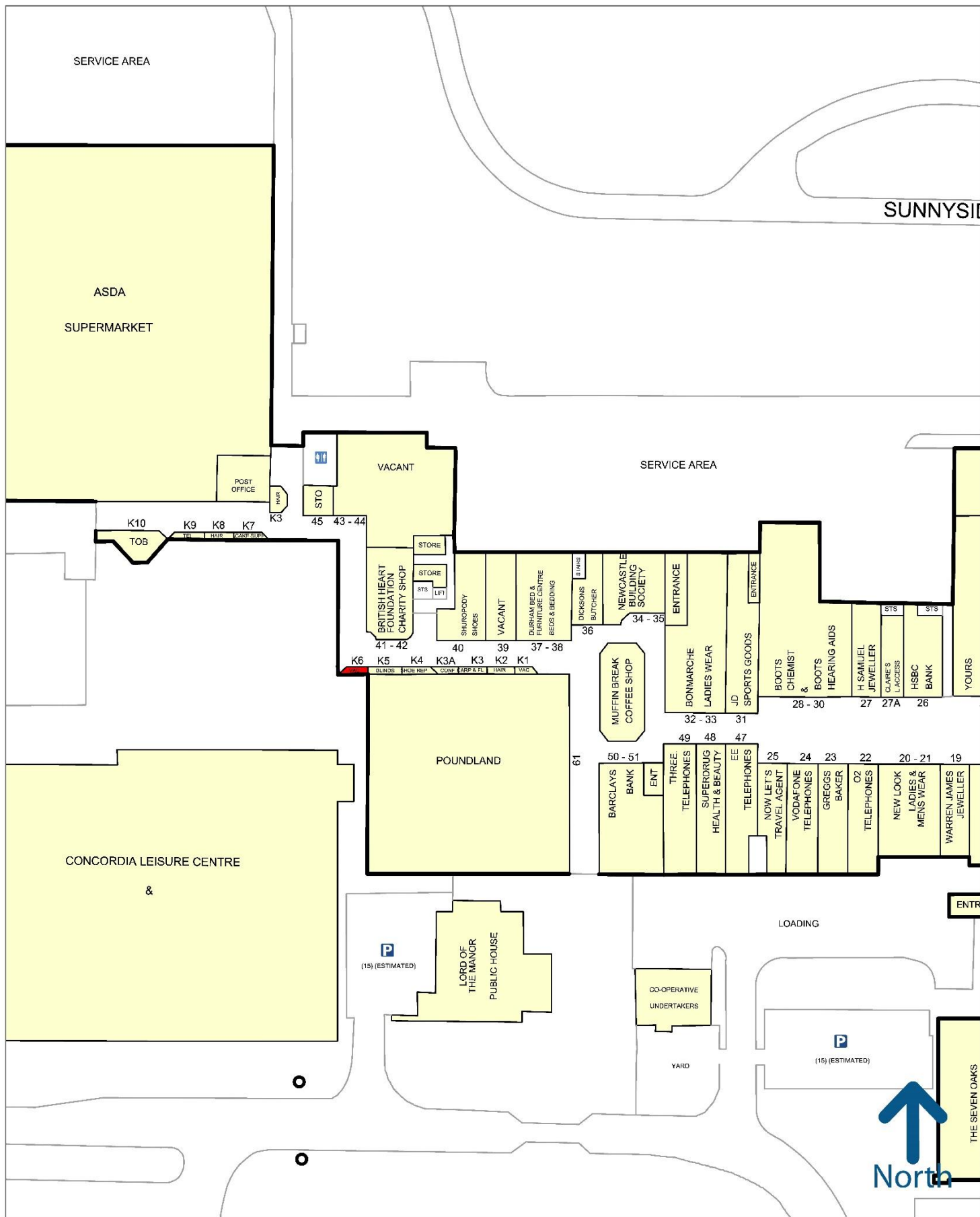
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2023

Subject to Contract

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50 metres

Experian Goad Plan Created: 23/11/2023
Created By: Barker Proudlove Ltd



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