

To Let



Cramlington

Unit 1, South Mall, Manor Walks Shopping Centre

6,198 sq ft (576 sq m)

Rent on Application

Accommodation can be split, subject to consents

Location & Description:

- **Manor Walks Shopping Centre and the adjacent Westmorland Retail Park provides the retail and leisure focus in the town.**
- **Existing tenants include M&S Food Hall, TK Maxx, Next, Curry's PC World, JD Sports, Boots, Superdrug, Sainsbury's, Asda, Costa and McDonald's.**
- **The subject unit is located within the cinema and restaurant quarter at Manor Walks which include restaurants Nando's, Loungers & Burger King, as well as a 9-screen Vue Multiplex Cinema. Free on-site parking of 1,500 spaces.**
- **For more information on the centre, visit www.manorwalks.co.uk**

Demise:

Ground Floor 6,198 sq ft (576 sq m)

The accommodation has the potential to be split into two or three units, subject to consents (see illustrative layout plans below).

Rent:

Available upon request.

Lease:

The unit is vacant and in shell condition internally. The unit is available on a new lease for a term of years to be agreed.

Service Charge:

On-account service charge stands at approximately £32,894.39.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £106,000.

Date Prepared:

March 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Mark Proudlove**

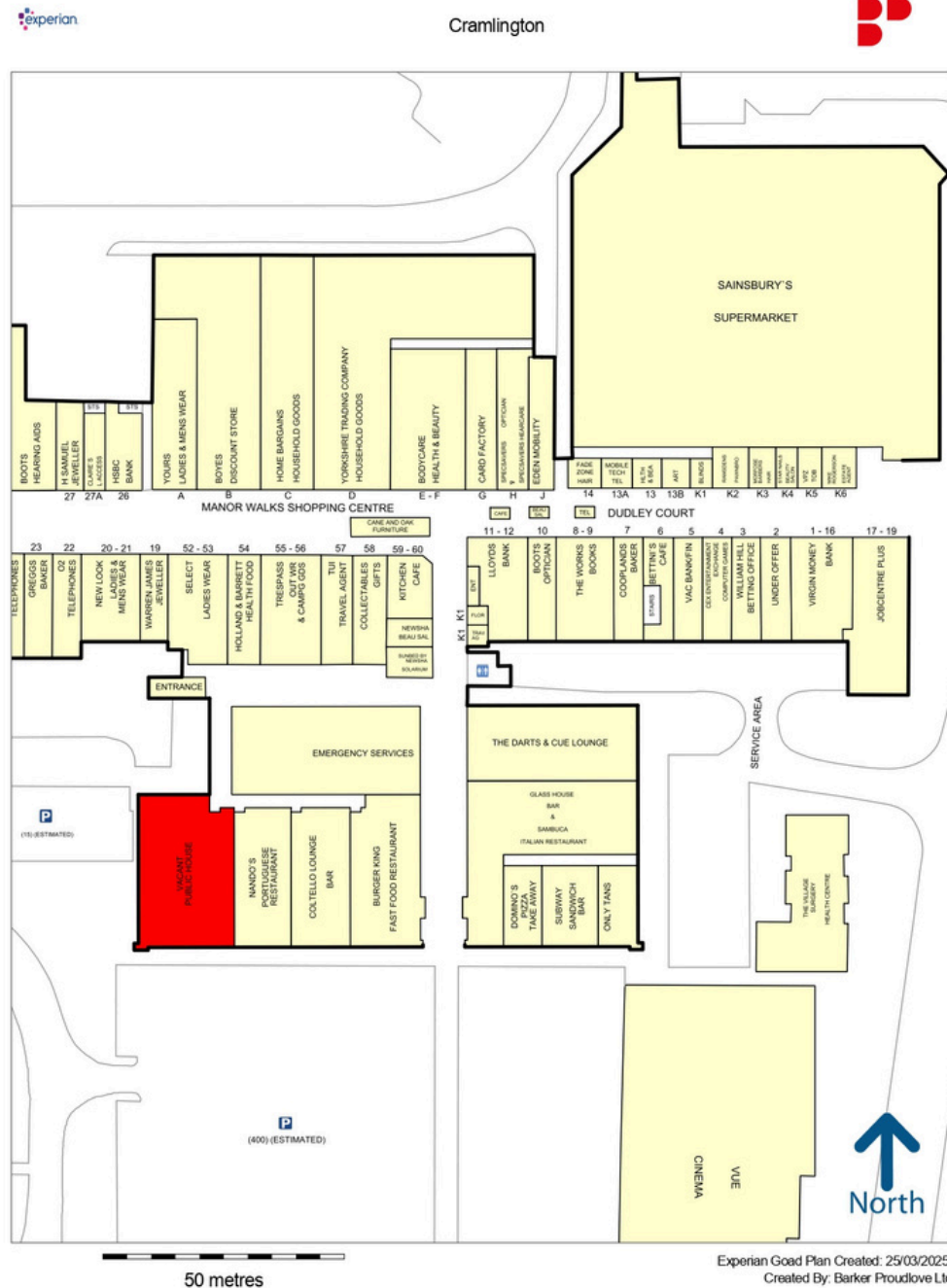
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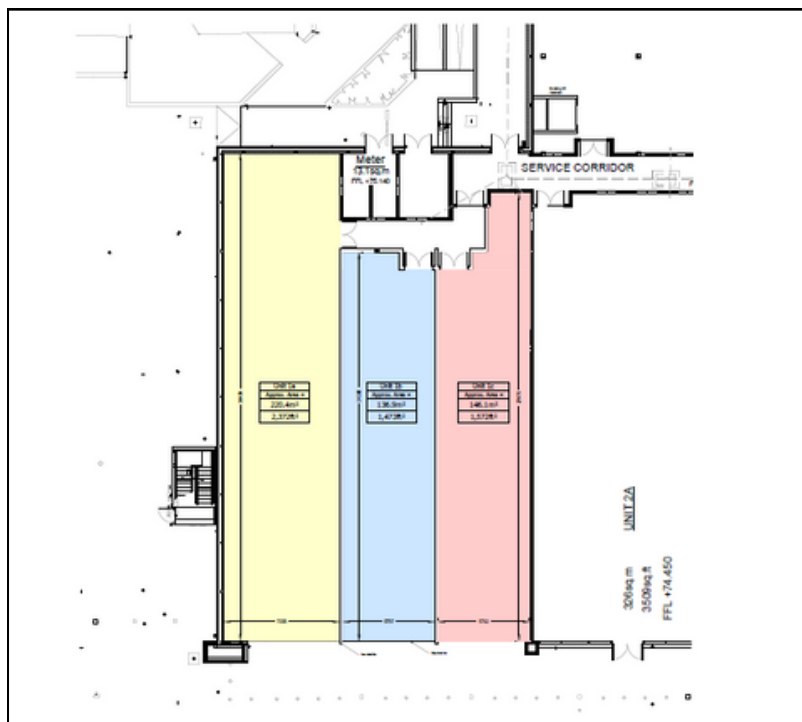
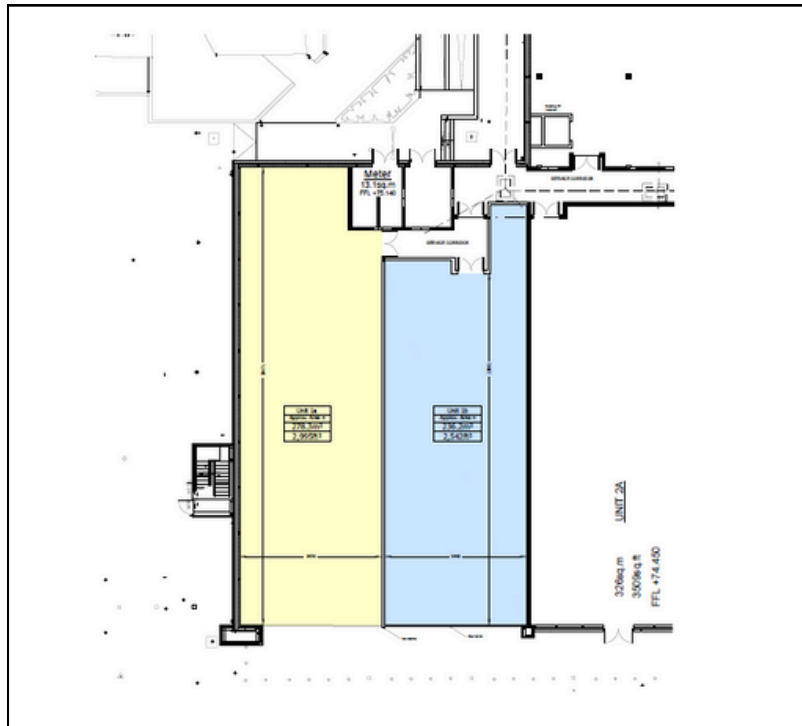
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ILLUSTRATIVE SPLIT UNIT PLANS



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