



SHOPPING CENTRE PROPERTY / CLASS E

Unit 39, Craster Court, Manor Walks Shopping Centre, Cramlington



Rent: On application

Ground Floor Area

1,051 Sq ft / 98 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Kiera McLaughlin

Mob: 07591 835776

Email: kiera@barkerproudlove.co.uk

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Location:

Manor Walks Shopping Centre provides the retail focus in the town with over 440,000 sq ft of retail accommodation, with strong food store anchors Sainsbury's and Asda. Retailers within the centre include JD Sports, Boots, Bon Marche, Three Store, Holland & Barrett and Superdrug.

Accommodation:

The property comprises the following approximate areas and dimensions:-

Demise:	Sq Ft	Sq M
Ground Floor	1,051	98

Rent:

Upon application.

Tenure:

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

Business Rates:

The premises currently has a rateable value of £38,250. 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 current year stands at approximately £11,322.20.

EPC:

Energy Performance Asset Rating - TBC

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 Available:

February 2024

Date Prepared:

February 2024

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Cramlington

