

To Let



Cramlington

Unit 5, Dudley Court, Manor Walks Shopping Centre

1,082 sq ft (101 sq m)

Rent on Application

Location & Description:

- **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.**

Demise:

Ground Floor 1,082 sq ft (101 sq m)

Rent:

Available upon request.

Lease:

A new FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £12,216.15.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £33,000.

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

07808 479310

mark@barkerproudlove.co.uk

Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk

