

Leeds Office: 0113 388 4848

## To Let



# Cramlington

Unit 5, Dudley Court, Manor Walks Shopping Centre

1,082 sq ft (101 sq m) Rent on Application



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## **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

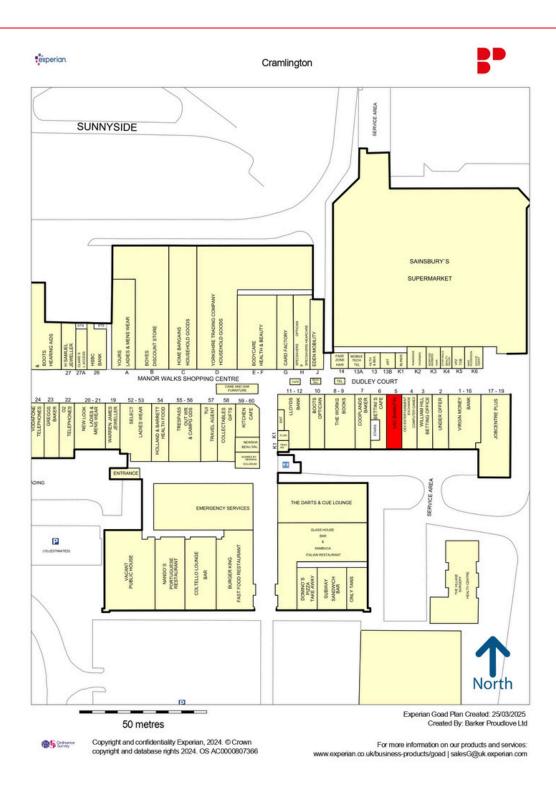
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