

To Let



Cramlington

43-45 Craster Court, Manor Walks Shopping Centre

5,039 sq ft (468.14 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 5,039 sq ft (468.4 sq m)

Rent:

Available upon request.

Lease:

A new effectively FRI lease for a term of years to be agreed.

Service Charge:

On-account service charge stands at approximately £34,086.12.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £92,500.

Date Prepared:

June 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.

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