

# To Let



## Cramlington

Kiosk 3, West Mall, Manor Walks Shopping Centre

101 sq ft (9.4 sq m)

Rent: £13,000 pax

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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 foodstore anchors Sainsbury's and Asda.**
- **Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.**
- **The kiosk unit lends itself perfectly for an independent business.**

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**Demise:**

Ground Floor 101 sq ft (9.4 sq m)

**Rent:**

£13,000 per annum exclusive.

**Lease:**

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

**Service Charge:**

On-account service charge for the current year stands at approximately £3,131.25.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £8,600.

**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.

**Contact Us:**

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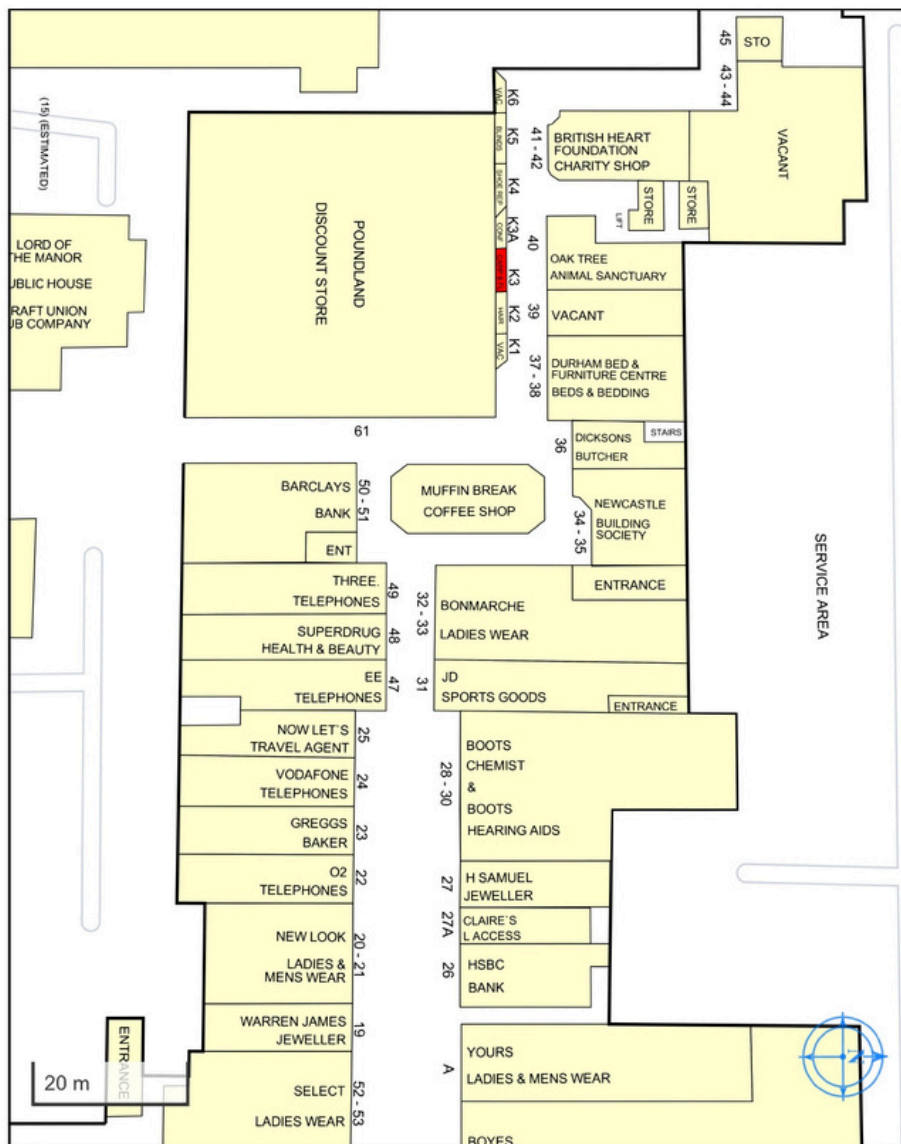
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Cramlington (Kiosk 3)

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