

# To Let



## Cramlington

Unit 2, Dudley Court, Manor Walks Shopping Centre

1,052 sq ft (97.73 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 foodstore anchors Sainsbury's and Asda.**
- **Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.**
- **Unit 2 is located on Dudley Court opposite Sainsbury's and is adjacent to Virgin Money bank. Retailers nearby include, The Works, Boots Opticians, Lloyds Bank & Card Factory.**

### Demise:

Ground Floor 1,052 sq ft (97.73 sq m)

### Rent:

Available upon request.

### Lease:

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

Short term lease/licence will be considered.

### Service Charge:

On-account service charge stands at approximately £13,106.18.

### EPC:

Energy Performance Rating Assessment – C.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) – £36,500.

### Date Prepared:

June 2024.

### Contact Us:

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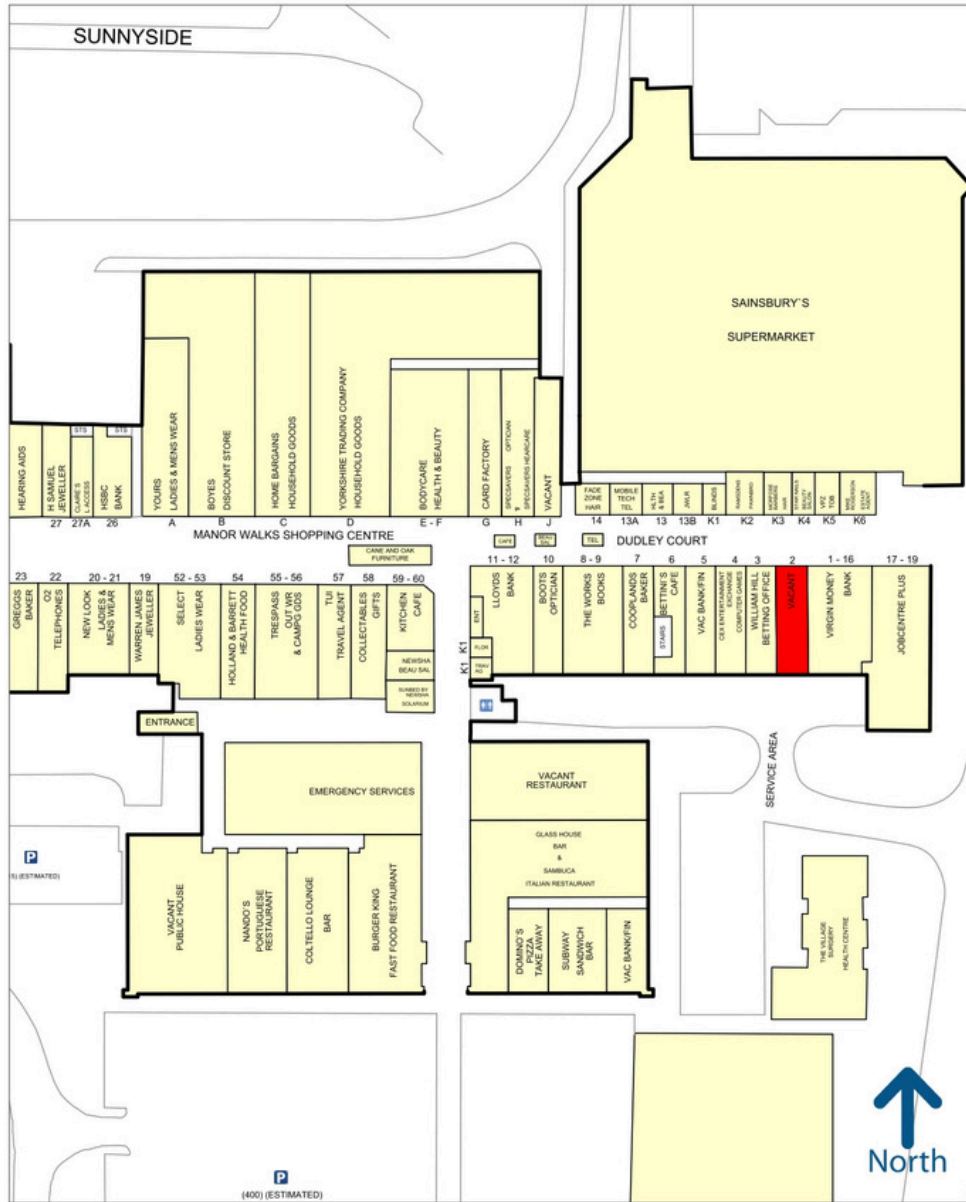
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Cramlington



Experian Goad Plan Created: 06/06/2024  
Created By: Barker Proudlove Ltd



50 metres  
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