

To Let



Cramlington

Unit 6, South Mall, Manor Walks Shopping Centre

5,121 sq ft (475.76 sq m)

Rent on Application

Fitted Former Restaurant

Location & Description:

- **Manor Walks Shopping Centre** provides the retail focus in the town made up of over 400,000 sq ft of retail accommodation, with strong foodstore anchors Sainsbury's and Asda.
- The subject unit is located within the cinema and restaurant quarter at Manor Walks which include restaurants Sambuca's and Nandos, as well as a 9-screen Vue Multiplex Cinema. Free on-site parking of 1,500 spaces.
- For further information on Manor Walks, visit www.manorwalks.co.uk

Demise:

Ground Floor 5,121 sq ft (475.76 sq m)

The unit is located on a covered walkway, linking the surface car park to the shopping centre.

There is the ability for external mall seating.

Rent:

Available upon request.

Lease:

A new FRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £100,000.

Date Prepared:

Dune 2024.

Contact Us:

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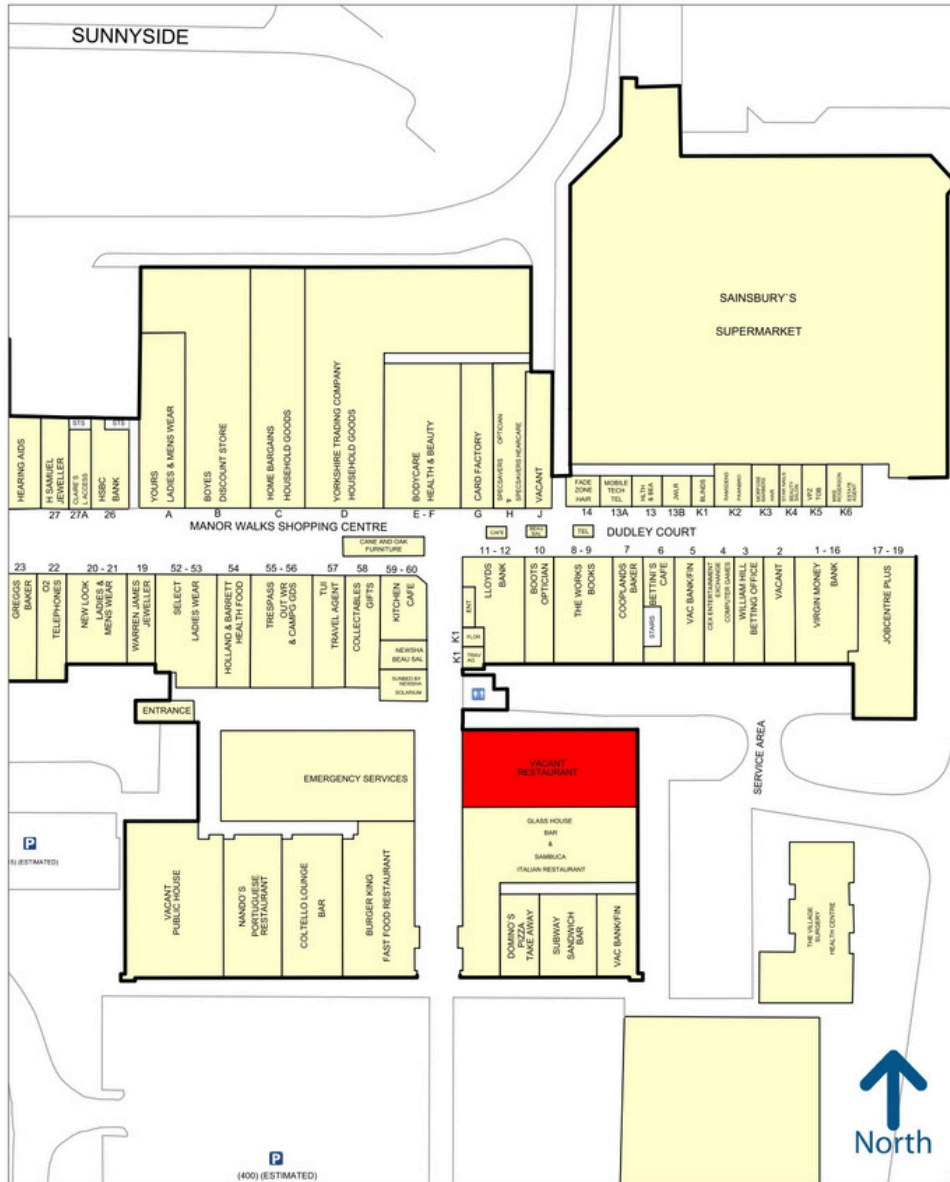
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Cramlington



50 metres
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