

## SHOPPING CENTRE PROPERTY / CLASS E

Unit 4C South Mall Manor Walks Shopping Centre, Cramlington



**Rent: On application**  
**Ground Floor Area**  
1,340 Sq ft / 125 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

External location forming part of Manor Walk's Leisure Quarter, the subject unit is located adjacent to VUE Cinema and close to Subway, Domino's, Burger King and Nando's.

Free surface shopper car park immediately opposite.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Area	1340	124.5

**Rent:**

Upon application

**Tenure:**

The unit is available on a new lease for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £30,000. For further details visit Gov.uk or contact the business rates department at the local authority.

**Service Charge:**

The on-account service charge for the year 2024 stands at approximately £10,303.62

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

March 2023

Subject to Contract

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