

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 55-56 Manor Walks Shopping Centre, Cramlington

**LET****Rent: On application****Ground Floor Area**

2,865 Sq ft / 266 Sq M

Viewing Strictly through the sole letting agent.**Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk

**PRIME CENTRALLY LOCATED UNIT - FORMER
FITTED FASHION STORE****Location:**

Prime mall location, situated centrally within the shopping centre.

Adjacent occupiers include TUI, Holland & Barrett and Home Bargains.

Accommodation:

The accommodation is arranged on ground floor only.

Demise:	Sq Ft	Sq M
Ground Floor area	2865	266

Rent:

Upon application. All inclusive short term rents will be considered.

Tenure:

Subject to formal vacant possession, a new lease is available for a term to be agreed. Short term flexible lease will be considered.

Business Rates:

The premises currently has a rateable value of £82,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The unit's service charge for 2021 stands at £22,925.

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:

July 2020

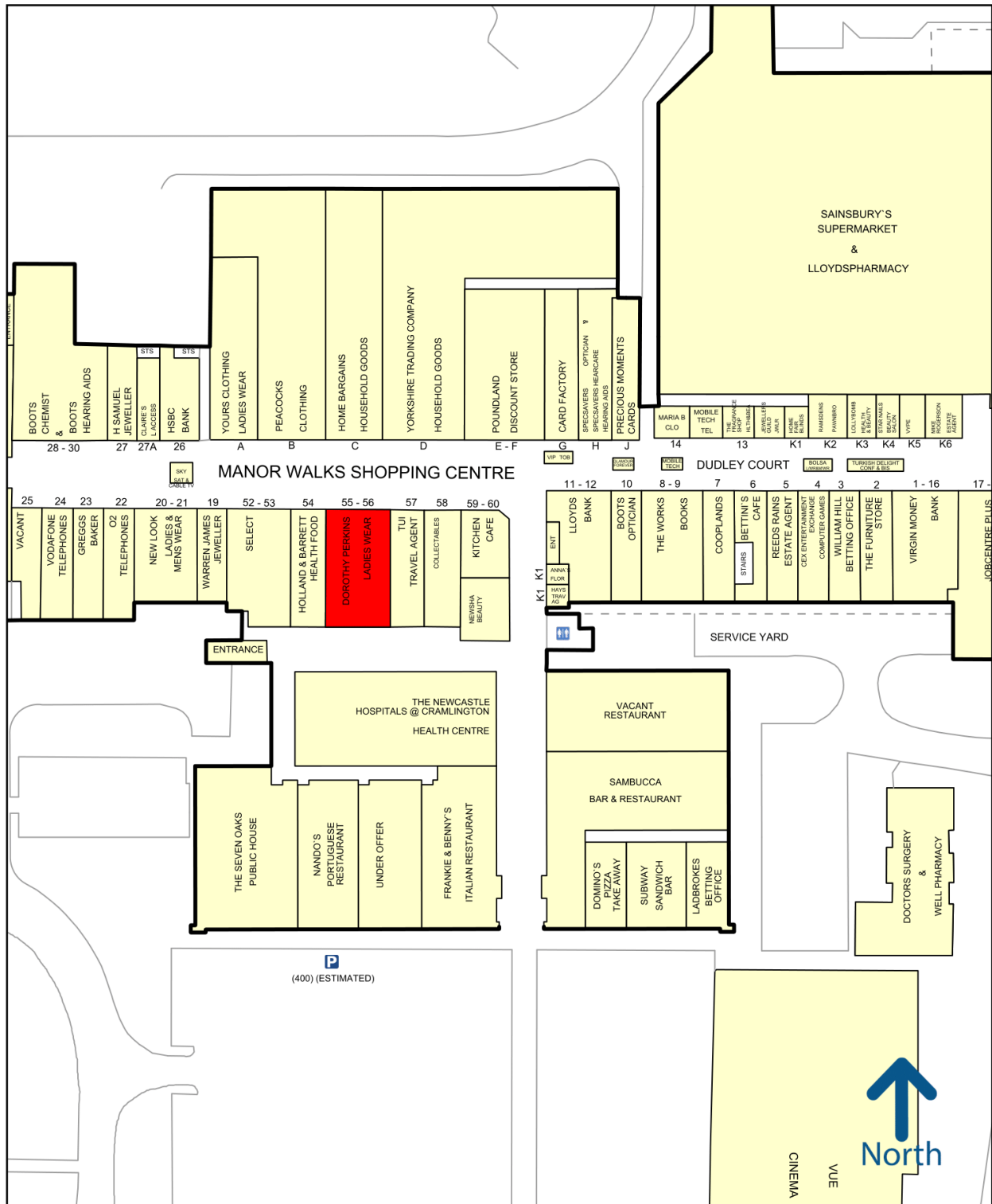
Subject to Contract

Without Prejudice

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Cramlington



Experian Goad Plan Created: 09/07/2020
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