

SHOPPING CENTRE PROPERTY / CLASS E

UNIT E & F Manor Walks Shopping Centre, Cramlington NE23 6QW

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

5,700 Sq ft / 530 Sq M

Viewing Strictly through the sole letting agent.**Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Kiera McLaughlin****Mob:** 07591 835776**Email:** kiera@barkerproudlove.co.uk

Location:

Manor Walks Shopping Centre provides the retail focus in the town with over 440,000 sq ft of retail accommodation, with strong food store anchors Sainsbury's and Asda.

Retailers within the centre include JD Sports, Boots, Bon Marche, Three Store, Holland & Barrett and Superdrug.

Accommodation:

Large retail accommodation arranged over ground floor only.

Demise:	Sq Ft	Sq M
Ground Floor Area	5700	529.5

Rent:

Upon application

Tenure:

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

Business Rates:

The premises currently has a rateable value of £120,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the year 2023 stands at approximately £38,466.58.

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:

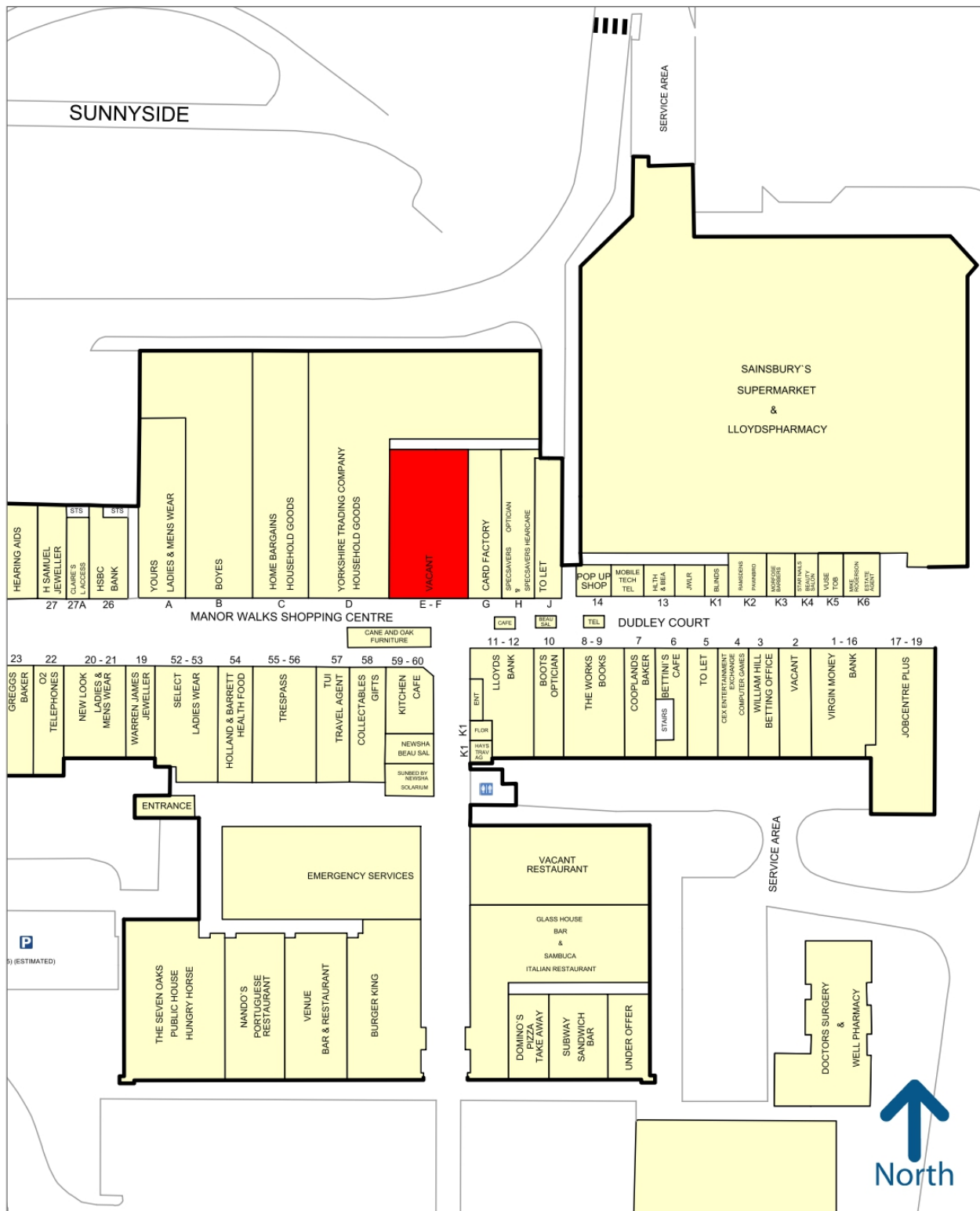
May 2023

Subject to Contract

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Cramlington



50 metres

Experian Goad Plan Created: 23/03/2023

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