

SHOPPING CENTRE PROPERTY / CLASS E

Unit 15 Manor Walks Shopping Centre, Cramlington NE23 6QW

**Rent: £25,000 PA****Ground Floor Area**

320 Sq ft / 30 Sq M

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

Location:

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

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

Located close to the entrance to Sainsbury's, Unit 15 is located opposite The Works, Cooplands and Bettini's.

Demise:	Sq Ft	Sq M
Ground Floor Area	320	29.7

Rent:

We are seeking rental offers in the order of £25,000 per annum exclusive

Tenure:

A new eFRI lease for a terms of years to be agreed.

Business Rates:

The premises currently has a rateable value of £17,250. 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 on-account service charge for the year 2021 stands at approximately £4,665.

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:

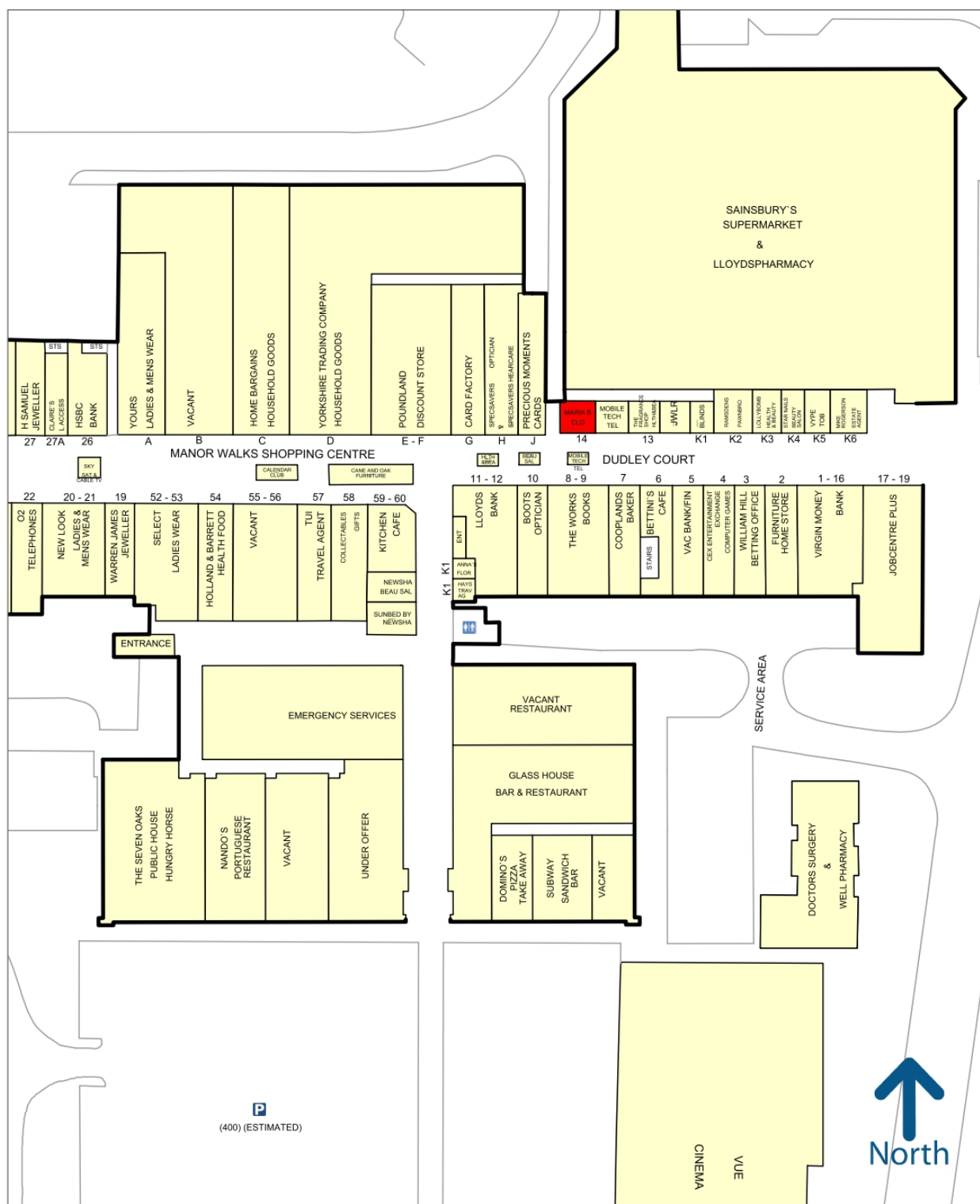
October 2021

Subject to Contract

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Cramlington



Experian Goad Plan Created: 25/10/2021
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50 metres