

SHOPPING CENTRE PROPERTY / CLASS E
Unit 1 South Mall Manor Walks, Cramlington



Rent: On application
Ground Floor Area
6,198 Sq ft / 576 Sq M

**TO
LET**

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 and the adjacent Westmorland Retail Park provides the retail and leisure focus in the town. Existing tenants include M&S Food Hall, TK Maxx, Next, Curry's PC World, JD Sports, Boots, Superdrug, Sainsbury's, Asda, Costa and McDonald's.

The subject unit is located within the cinema and restaurant quarter at Manor Walks which include restaurants Nando's & Burger King, as well as a 9-screen Vue Multiplex Cinema. Free on-site parking of 1,500 spaces.

For more information on the centre, visit www.manorwalks.co.uk

Accommodation:

The premises provide a fully fitted former restaurant with an existing A3 use consent.

Demise:	Sq Ft	Sq M
Ground Floor	576	6198

Rent:

Upon Application

Tenure:

Subject to formal vacant possession, the unit is available on a new lease for a term to be agreed.

Business Rates:

The premises currently has a 2023 rateable value of £106,000. 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 2023 stands at approximately £32,894.39

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.

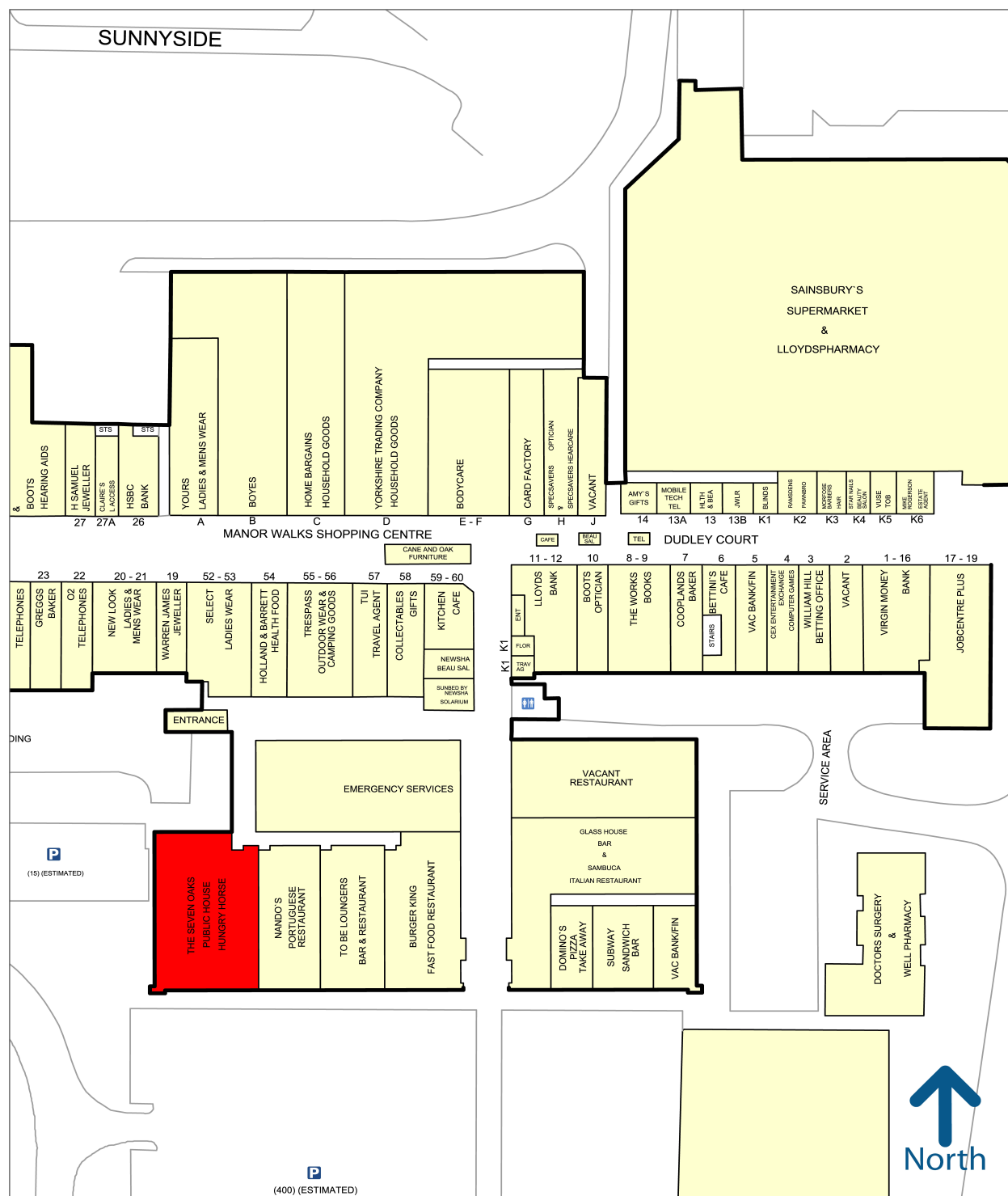
Date Prepared:

April 2023

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. April 2023



Cramlington



Experian Goad Plan Created: 23/11/2023
Created By: Barker Proudlove Ltd



Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885

For more information on our products and services:

www.experian.co.uk/business-products/goad | sales@uk.experian.com