

SHOPPING CENTRE PROPERTY / CLASS E

43-45 Craster Court Manor Walks Shopping Centre, Cramlington



**Rent: On application**

**Ground Floor Area**

5,039 Sq ft / 468 Sq M

**TO  
LET**

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

**Barker Proudlove**

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**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	5,039	468.14

**Tenure:**

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

**Business Rates:**

The premises currently has a rateable value of £92,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £29,501.50.

**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:**

February 2024

Subject to Contract

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## Cramlington

