

SHOPPING CENTRE PROPERTY / CLASS A1

Kiosk 3 West Mall Manor Walks Shopping Centre, Cramlington

**barkerproudlove**
retail property consultants**Rent: £12,000 PA****Ground Floor Area**

100 Sq ft / 9 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 retail focus in the town with 442,802 sq ft of retail accommodation, boasting strong foodstore anchors Sainsbury's and Asda.

Retailers nearby include Wilko, Iceland, Muffin Break, Newcastle Building Society and JD Sports.

The property is located opposite Hays Travel and Shuropody, situated close to the western entrance to the scheme, with close proximity to the principal free shopper car park.

Accommodation:

The kiosk is arranged over ground floor only.

Demise:	Sq Ft	Sq M
Ground Floor Sales	100	9.29

Rent:

Commencing rental of £12,000 per annum exclusive.

Tenure:

A new lease is available for a term to be agreed.
Flexible lease terms are available upon request.

Business Rates:

We understand that the kiosk is exempt for business rates payable.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of up to £15,000 can apply for a cash grant of £10,000.

Service Charge:

The on-account service charge for the current year stands at approximately £1,700.00.

EPC:

Energy Performance Asset Rating - G

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:

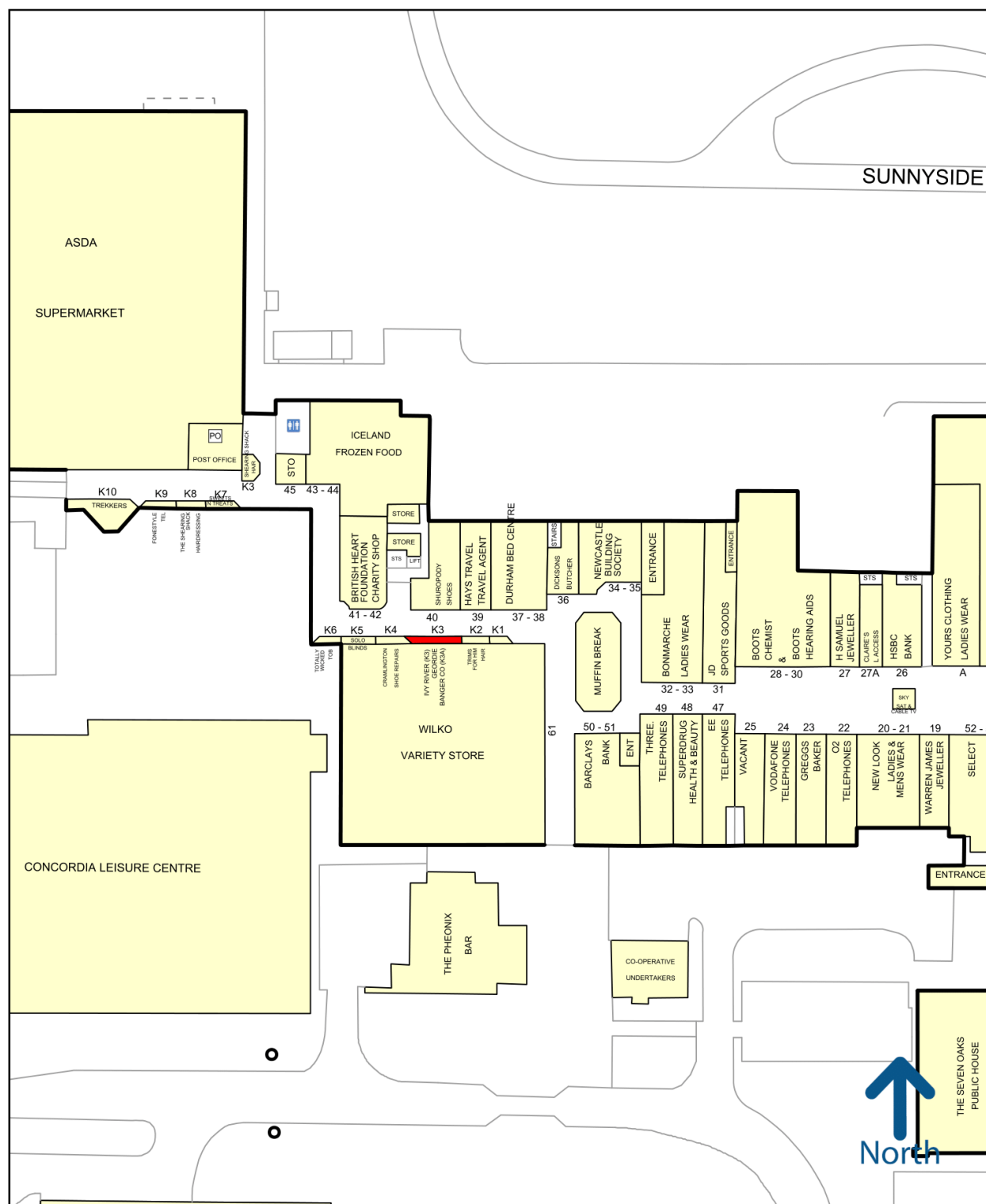
February 2020

Subject to Contract

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Cramlington



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