

**SHOPPING CENTRE PROPERTY / CLASS E****Unit 2 Dudley Court Manor Walks Shopping Centre, Cramlington****Rent: On application****Ground Floor Area****1,052 Sq ft / 98 Sq M****UNDER  
OFFER****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob: 07808 479310****Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)****Kiera McLaughlin****Mob: 07591 835776****Email: [kiera@barkerproudlove.co.uk](mailto: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 foodstore anchors Sainsbury's and Asda.

Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.

Unit 2 is located on Dudley Court opposite Sainsbury's and is adjacent to Virgin Money bank. Retailers nearby include, The Works, Boots Opticians, Lloyds Bank & Card Factory.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1052	97.73

**Rent:**

Upon application

**Tenure:**

The premises are available by way of a new FRI lease for a term of years to be agreed. Short term lease/ licence will be considered.

**Business Rates:**

The premises has a rateable value of £36,500. 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](http://www.gov.uk).

**Service Charge:**

The on-account service charge for 2023 is £13,106.18

**EPC:**

Energy Performance Asset Rating - C

**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:**

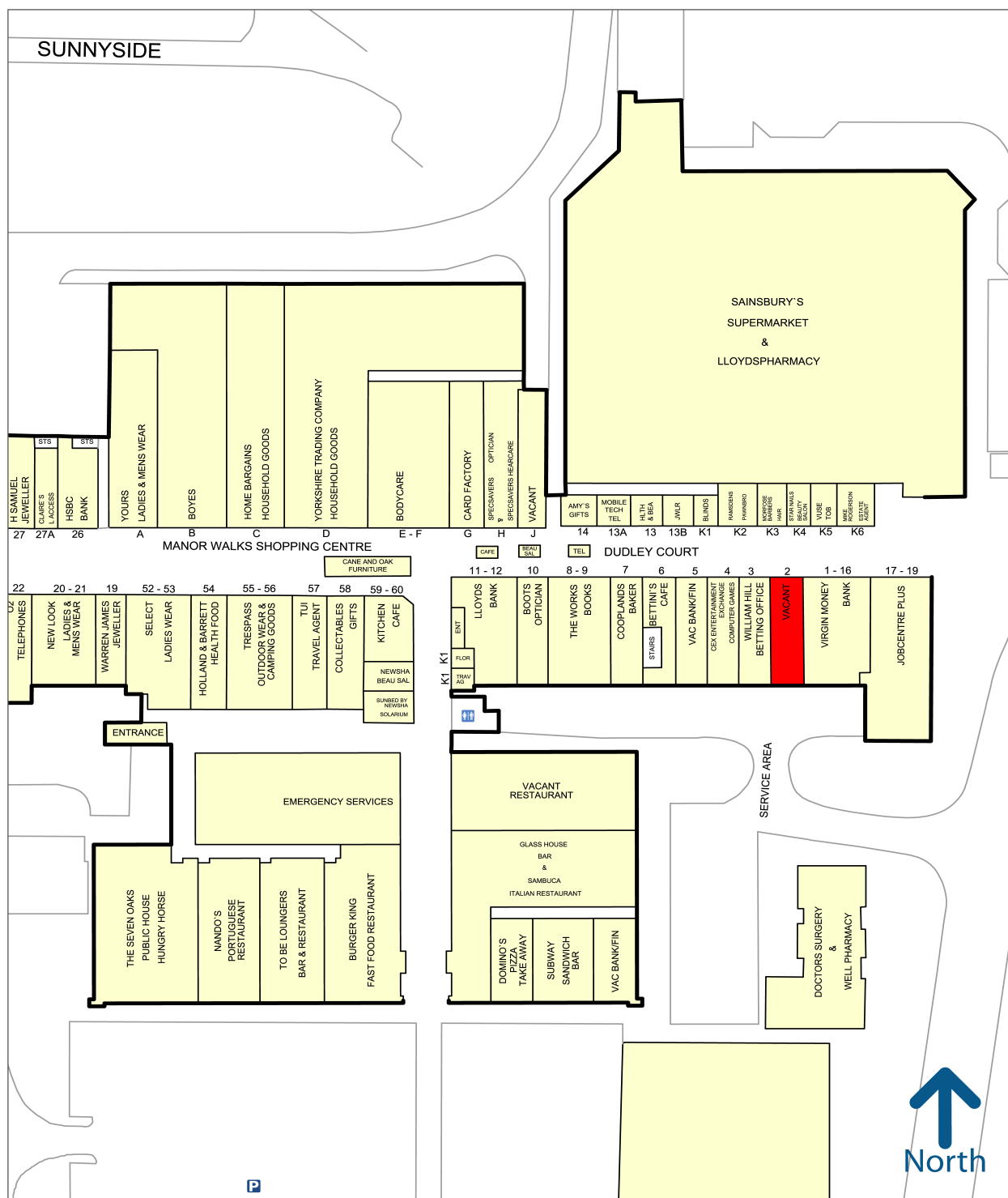
February 2020

Subject to Contract

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Cramlington



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



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