



SHOPPING CENTRE PROPERTY / CLASS A1

Unit 2 Dudley Court Manor Walks Shopping Centre, Cramlington



Rent: On application

Ground Floor Area

1,052 Sq ft / 98 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 442,802 sq ft of retail accommodation, with strong foodstore anchors Sainsbury's and Asda.

Retailers within the centre include JD Sports, Poundland, Peacocks, 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.

Demise:	Sq Ft	Sq M
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.

Business Rates:

The unit has a 2017 rateable value assessment of £36,500.

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 between £15,000 and £51,000 can apply for a cash grant of £25,000.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £10,750.

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:

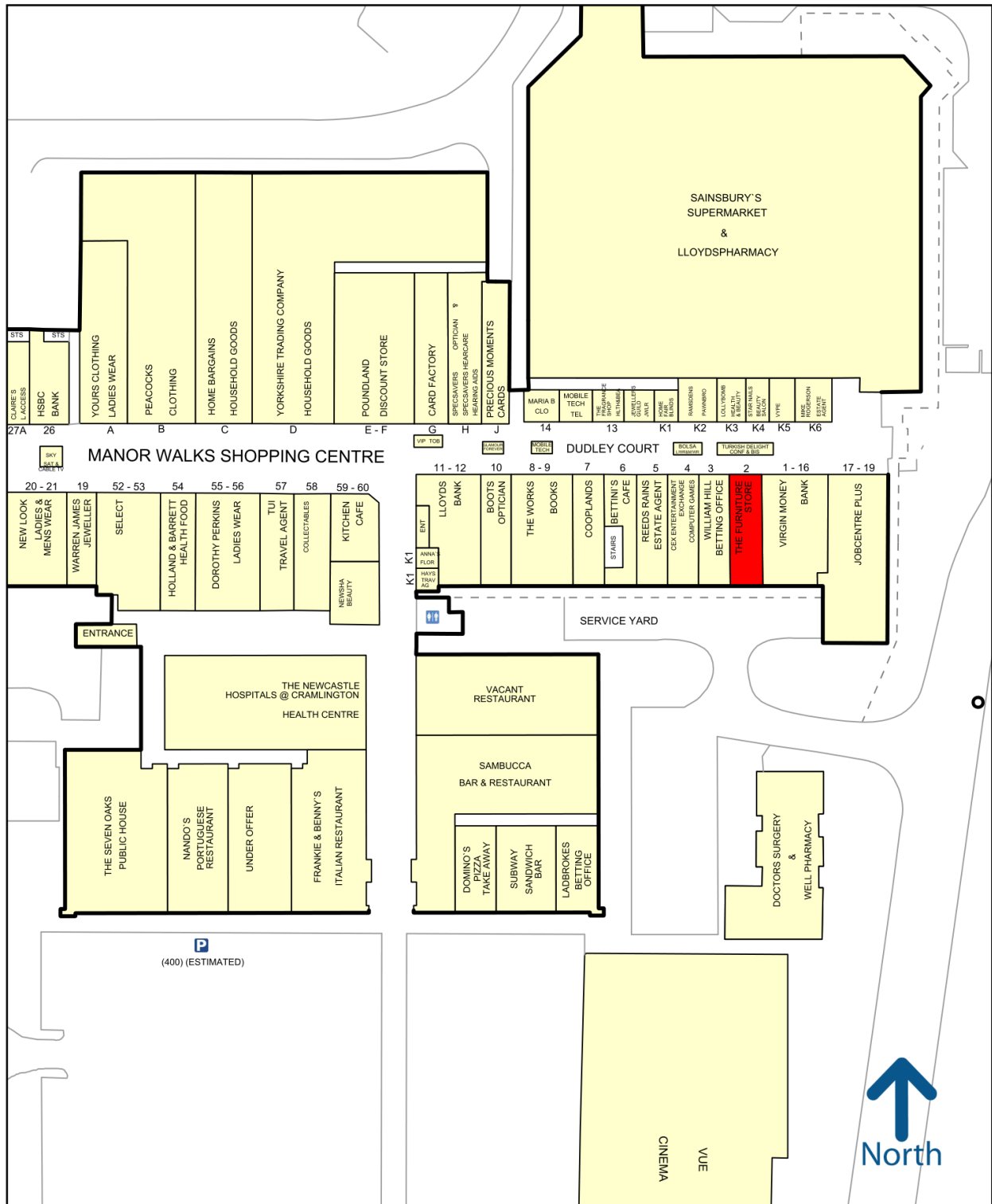
February 2020

Subject to Contract

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Cramlington



Experian Goad Plan Created: 29/06/2020
Created By: Barker Proudlove Ltd

50 metres