

SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 58 Manor Walks Shopping Centre, Cramlington

**LET**

**Rent: On application**

**Ground Floor Area**

1,385 Sq ft / 129 Sq M

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

**Barker Proudlove**

**Mark Proudlove**

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**Location:**

Manor Walks Shopping Centre provides the retail focus in the town with over 400,000 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.

**Demise:**

Ground Floor

**Sq Ft**

1385

**Sq M**

128.67

**Rent:**

Upon application

**Tenure:**

Subject to securing formal vacant possession, the premises are available by way of a new effectively full repairing and insuring lease is available for a term of years to be agreed.

**Business Rates:**

We understand that the unit is assessed under the 2023 revaluation at £45,000.

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

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 the year 2023 stands at approximately £14,782.82.

**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:**

May 2023

Subject to Contract

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Cramlington

