



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



**TO
LET**

Rent: On application
Ground Floor Area
1,385 Sq ft / 129 Sq M

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, New Look, Poundland, Peacocks, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.

Demise:	Sq Ft	Sq M
Ground Floor	1385	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 2017 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.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

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 £13,000.

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:

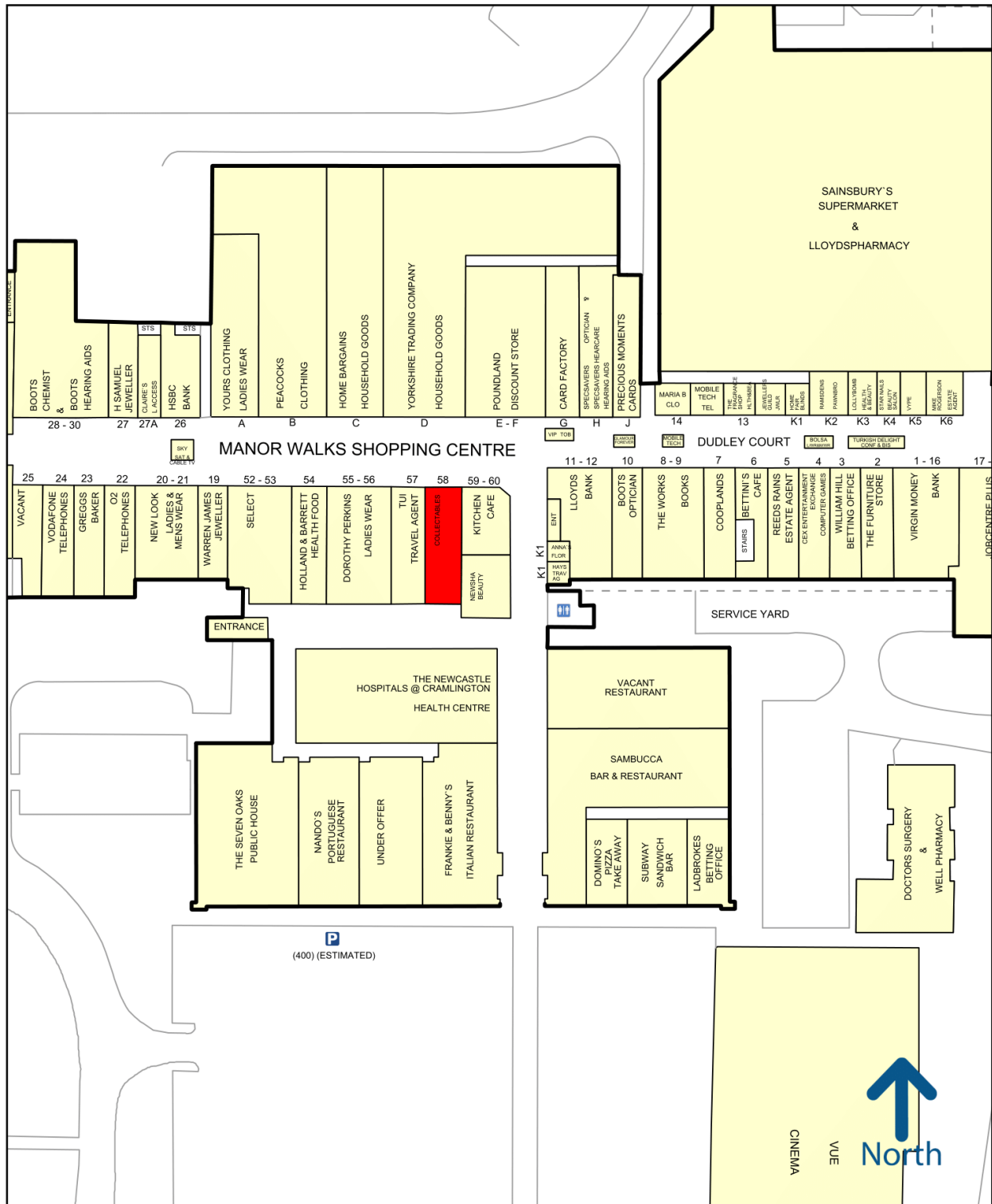
February 2020

Subject to Contract

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Cramlington



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