



SHOPPING CENTRE PROPERTY / CLASS A1

Kiosk 10, West Mall Manor Walks Shopping Centre, Cramlington



Rent: £20,000 PA

Ground Floor Area

500 Sq ft / 47 Sq M

**UNDER
OFFER**

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, boasting strong foodstore anchors Sainsbury's and Asda.

Retailers nearby include Wilko, Iceland, Newcastle Building Society, JD Sports and Bon Marche.

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

Demise:	Sq Ft	Sq M
Ground Floor	500	46.45

Rent:

We are seeking rental offers in the order of £20,000 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 unit has a Rateable Value of £21,250.

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 £5,800.00.

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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