

## 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

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**Jack Deakin****Mob:** 07591 835782**Email:** [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)

**Location:**

Manor Walks Shopping Centre provides the retail focus in the town with over 440,000 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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 2021 stands at approximately £5,484.

**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:**

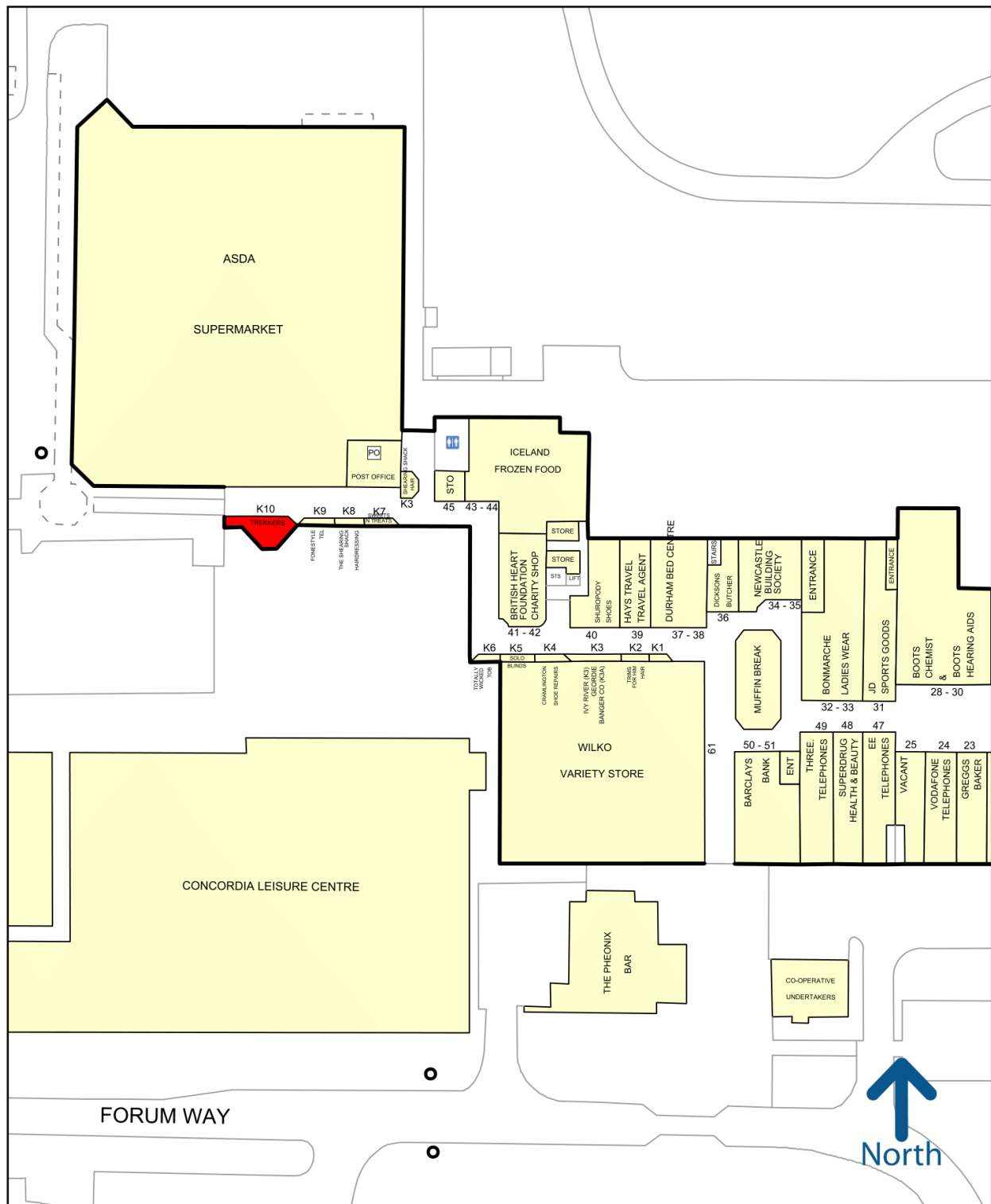
February 2020

Subject to Contract

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Cramlington



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