



SHOPPING CENTRE PROPERTY / CLASS E  
Unit 25 Manor Walks Shopping Centre, Cramlington



**TO  
LET**

**Rent: On application**

**Ground Floor Area**

1,330 Sq ft / 124 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 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.

The subject unit is located in a prime location, situated centrally within the scheme.

**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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Area	1330	124

**Rent:**

Upon application

**Tenure:**

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £43,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

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

**Service Charge:**

The on-account service charge for the year 2019 stands at approximately £12,306.

**EPC:**

Energy Performance Asset Rating - E

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