



SHOPPING CENTRE PROPERTY / CLASS A1

Kiosk 3, Dudley Court Manor Walks Shopping Centre, Cramlington

Lollybomb

Handmade



Find us on Facebook

Bath Bombs



Natural Products, Candles



www.lollybomb.com

Rent: £25,000 PA

Ground Floor Area

362 Sq ft / 34 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Phil Coombes

Mob: 07715 678426

Email: phil@barkerproudlove.co.uk

Location:

Manor Walks Shopping Centre provides the principal retail focus in the town with over 440,000 sq ft of retail accommodation, with foodstore anchors Sainsbury's and Asda.

Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, Three Store, Holland & Barrett and Superdrug.

Located close to the entrance to Sainsbury's, Kiosk 3 is located opposite Virgin Money and CEX.

Demise:	Sq Ft	Sq M
Ground Floor Sales	362	33.63

Rent:

We are seeking rental offers in the order of £25,000 per annum exclusive

Tenure:

Subject to securing formal vacant possession, the premises are available by way of a new FRI lease for a term of years to be agreed.

Business Rates:

We understand that the unit has a current rateable value assessment of £17,250.

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

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £4,665.

EPC:

Energy Performance Asset Rating - Available on request

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:

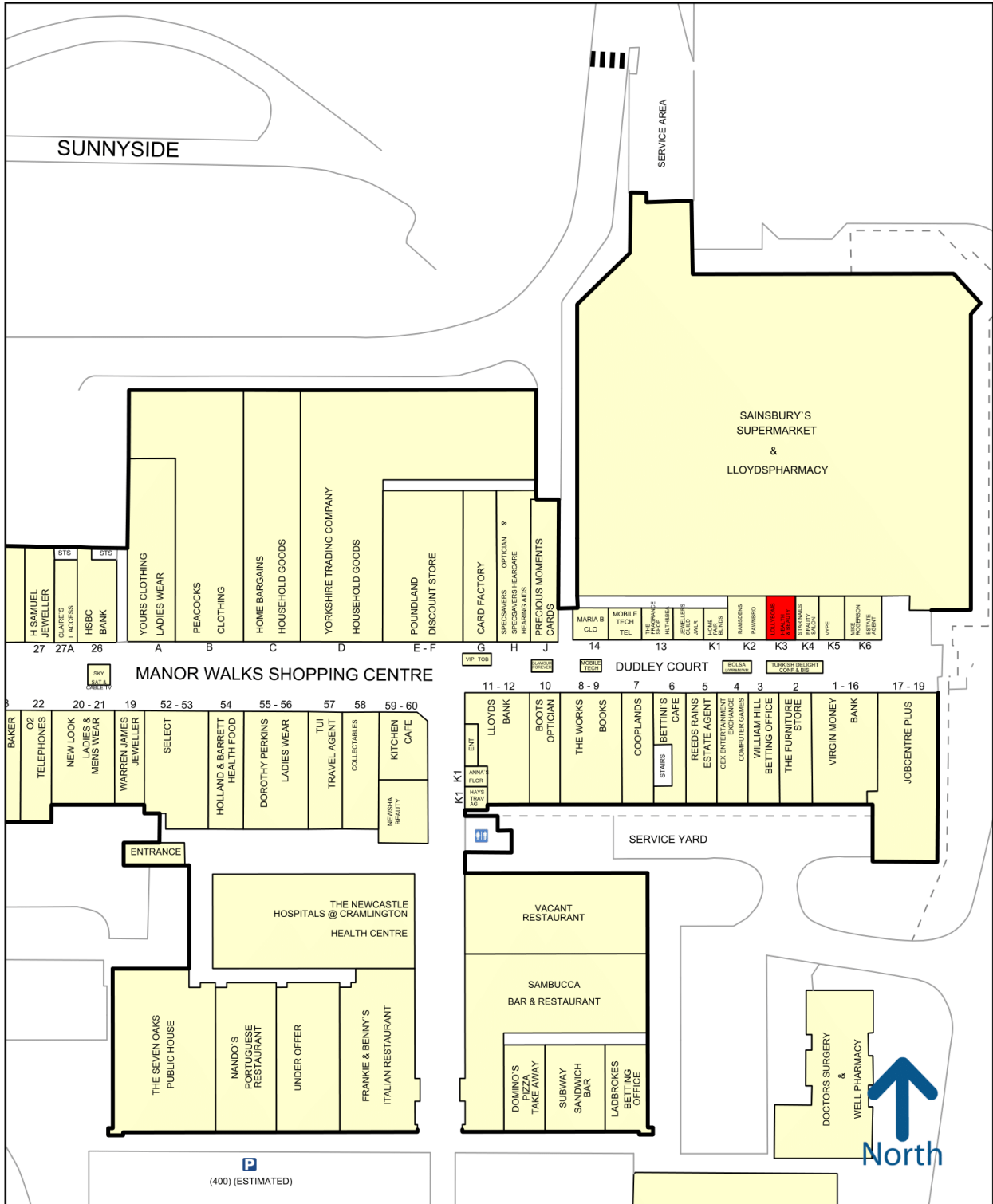
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020



Cramlington



50 metres

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