

SHOPPING CENTRE PROPERTY / CLASS A1

Kiosk 3, Dudley Court Manor Walks Shopping Centre, Cramlington

# Lollybomb

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Natural Products, Candles



[www.lollybomb.com](http://www.lollybomb.com)

**LET**

**Rent: £25,000 PA**

**Ground Floor Area**

362 Sq ft / 34 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Mark Proudlove**

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**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.

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

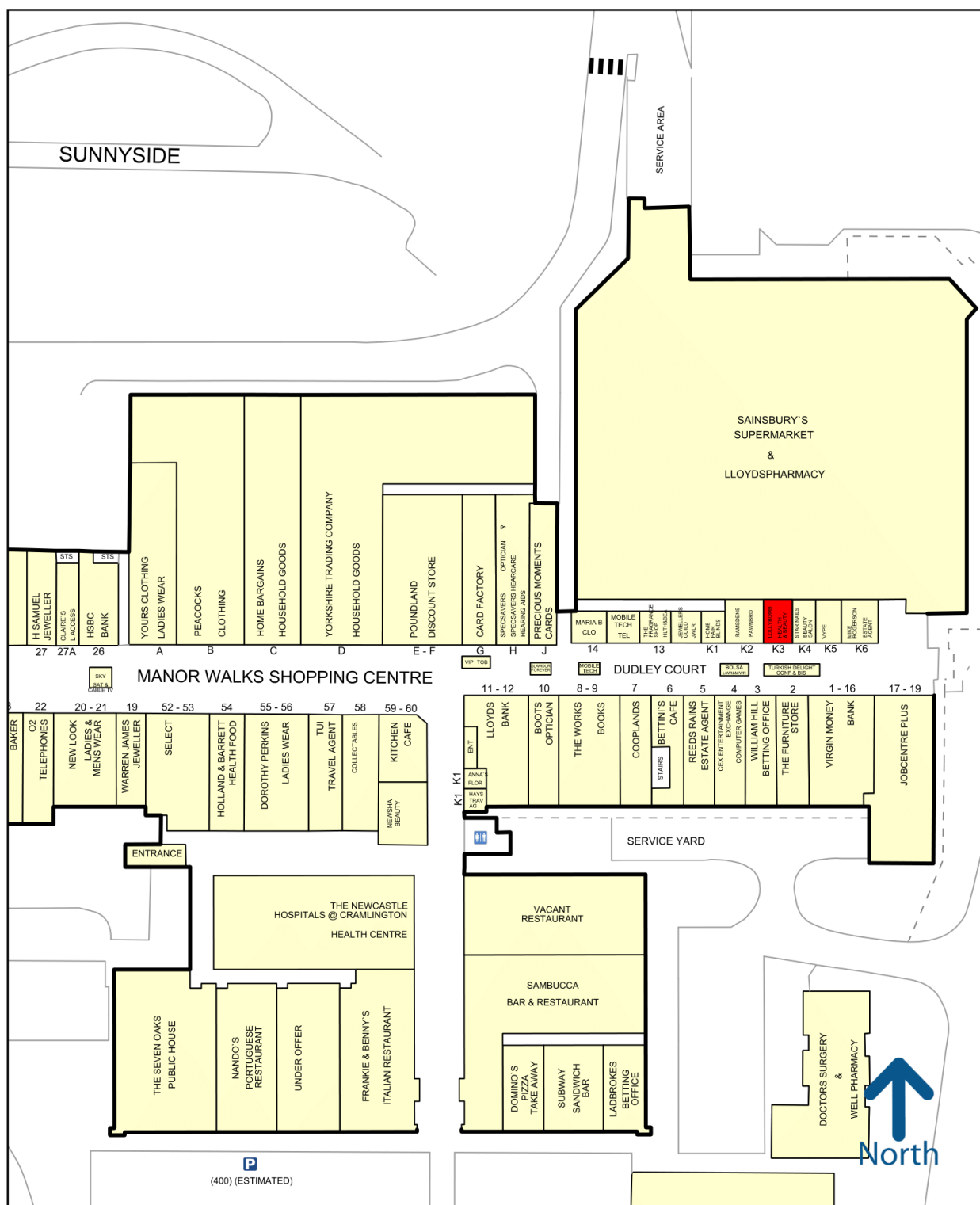
February 2020

Subject to Contract

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

50 metres