



SHOPPING CENTRE PROPERTY / CLASS A1

Kiosk 1 West Mall Manor Walks Shopping Centre, Cramlington



Rent: £13,000 PA

Ground Floor Area

95 Sq ft / 9 Sq M

LET

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 c.440,000 sq ft of retail accommodation, with strong foodstore anchors Sainsbury's and Asda.

Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.

Located close to the entrance from the Asda and Retail Park car park, Kiosk 1 is located opposite Hays Travel and adjacent to Muffin Break.

Demise:	Sq Ft	Sq M
Ground Floor Sales	95	8.8

Rent:

£13,000 per annum exclusive

Tenure:

The premises are available by way of a new FRI lease on terms to be agreed.

Business Rates:

The unit has a rateable value assessment of £6,400.

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

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

Service Charge:

The on-account service charge for the year 2022 stands at approximately £1,810.22.

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:

May 2022

Subject to Contract

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Cramlington

