

SHOPPING CENTRE PROPERTY / CLASS E

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****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Kiera McLaughlin****Mob:** 07591 835776**Email:** kiera@barkerproudlove.co.uk

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 2023 rateable value assessment of £9,200.

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

Service Charge:

The on-account service charge for the year 2023 stands at approximately £2,013.93

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:

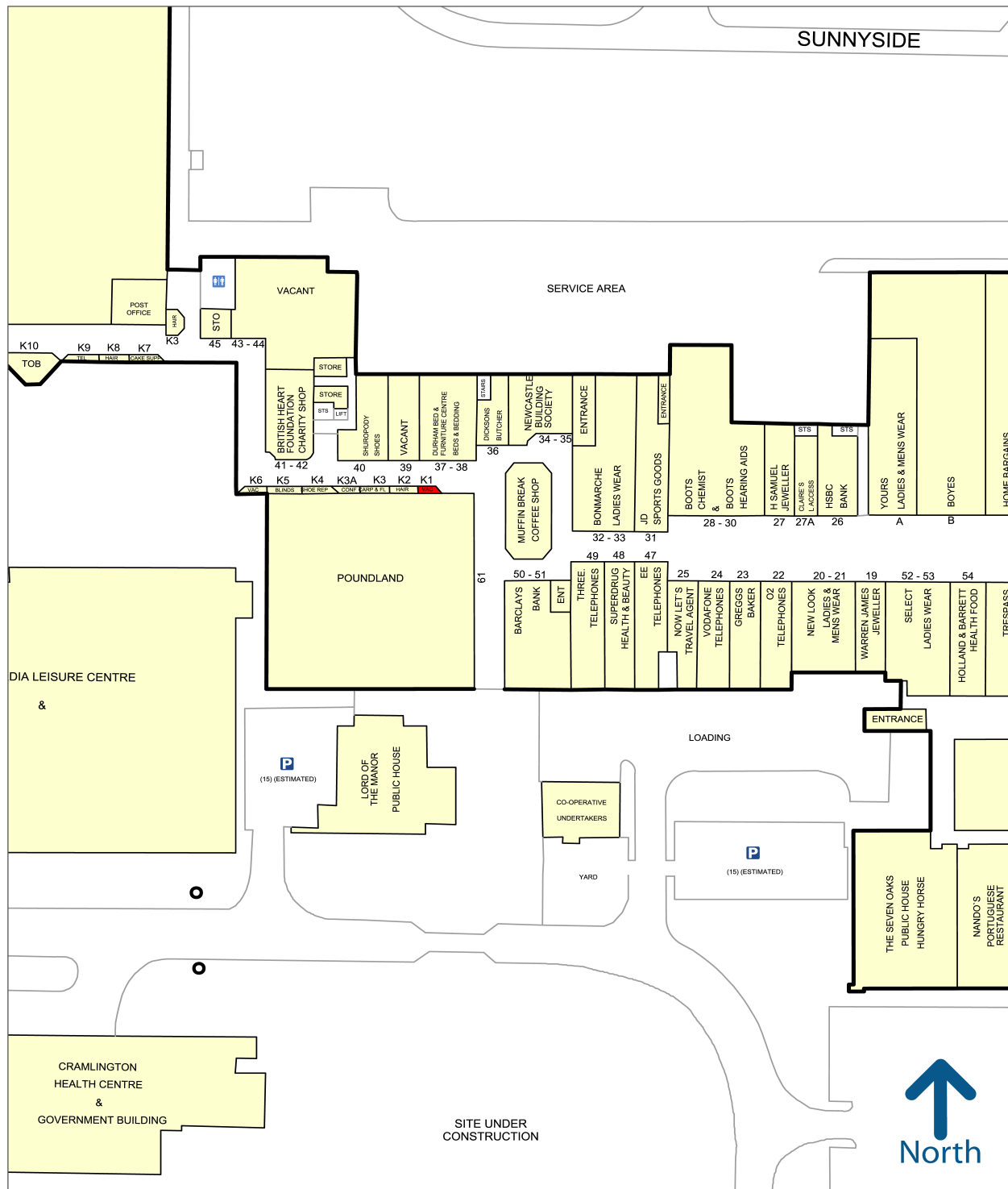
July 2023

Subject to Contract

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Cramlington



50 metres



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