

SHOPPING CENTRE PROPERTY / CLASS A3

Unit 6 South Mall Manor Walks Shopping Centre, Cramlington

**LET****Rent: On application****Ground Floor Area****5,121 Sq ft / 476 Sq M****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**

****Fitted Former Restaurant******Location:**

Manor Walks Shopping Centre provides the retail focus in the town made up of over 400,000 sq ft of retail accommodation, with strong foodstore anchors Sainsbury's and Asda.

The subject unit is located within the cinema and restaurant quarter at Manor Walks which include restaurants Sambuca's and Nandos, as well as a 9-screen Vue Multiplex Cinema. Free on-site parking of 1,500 spaces.

For further information on Manor Walks, visit www.manorwalks.co.uk

Accommodation:

The unit is located on a covered walkway, linking the surface car park to the shopping centre.

There is the ability for external mall seating.

Demise:	Sq Ft	Sq M
Ground Floor Sales	5121	475.76

Rent:

Upon Application

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 of £100,000.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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:

Upon application.

EPC:

Energy Performance Asset Rating - C

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:

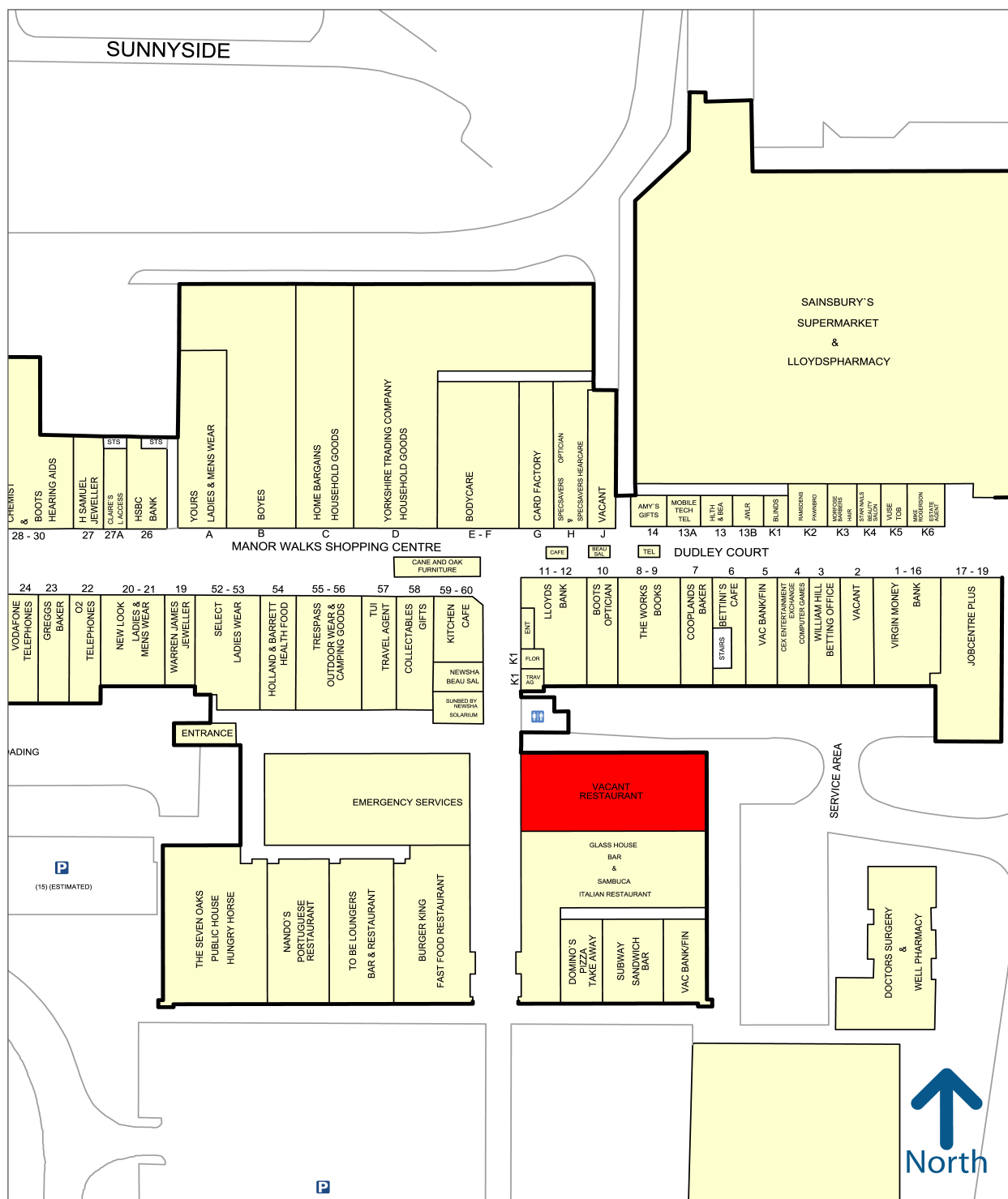
May 2023

Subject to Contract

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Cramlington



Experian Goad Plan Created: 23/11/2023
Created By: Barker Proudlove Ltd



50 metres
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