

**SHOPPING CENTRE PROPERTY / CLASS E****Kiosk 7, Manor Walks Shopping Centre, Cramlington****TO  
LET****Rent: On application****Ground Floor Area****113 Sq ft / 11 Sq M****Viewing Strictly through the sole letting agent.****Barker Proudlove****Kiera McLaughlin****Mob: 07591 835776****Email: [kiera@barkerproudlove.co.uk](mailto:kiera@barkerproudlove.co.uk)****Mark Proudlove****Mob: 07808 479310****Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**

**Location:**

Manor Walks Shopping Centre provides the retail focus in the town with over 440,000 sq ft of retail accommodation, with strong food store anchors Sainsbury's and Asda. Retailers within the centre include JD Sports, Boots, Bon Marche, Three Store, Holland & Barrett and Superdrug.

**Accommodation:**

The property comprises the following approximate areas and dimensions:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	113	11

**Rent:**

Upon application.

**Tenure:**

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

**Business Rates:**

The premises currently has a rateable value of £9,600. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the current year stands at approximately £2,076.86.

**EPC:**

Energy Performance Asset Rating - TBC

**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 Available:**

February 2024

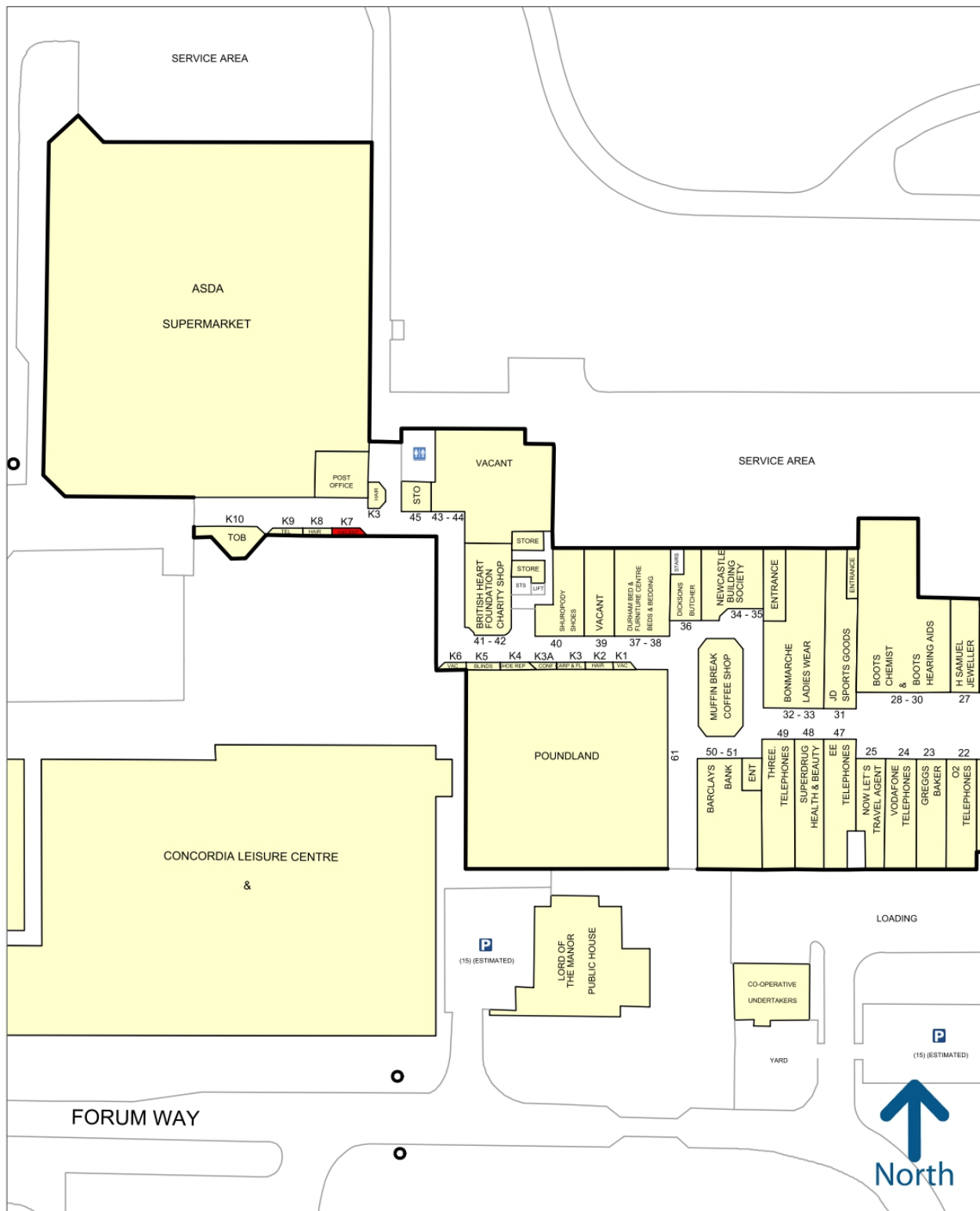
**Date Prepared:**

February 2024

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## Cramlington



Experian Goad Plan Created: 07/02/2024  
Created By: Barker Proudlove Ltd

50 metres