

# TO LET

## Kiosk 3 Craster Court Cramlington



### Location

Manor Walks Shopping Centre provides the retail focus in the town with 442,802 sq ft of retail accommodation, boasting strong foodstore anchors Sainsbury's and Asda.

Retailers nearby include Wilko, Iceland, Poundworld, Newcastle Building Society, JD Sports and Bon Marche.

The property is located opposite Thomas Cook and Poundworld, situated close to the western entrance to the scheme, with close proximity to the principal free shopper car park.

### Accommodation

The kiosk is arranged over ground floor only.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	100	9.3

### Rent

Commencing rental of £12,000 per annum exclusive.

### Tenure

Flexible lease terms are available upon request.

### Business Rates

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

### Service Charge

The on-account service charge for the year 2017 stands at approximately £1,322.78.

### 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.

SUBJECT TO CONTRACT

Details prepared November 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

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