

Leeds Office: 0113 388 4848

# To Let



# Cramlington

Unit 39, Craster Court, Manor Walks Shopping Centre

1,051 sq ft (98 sq m) Rent on Application



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# **Location & Description:**

- 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.

### Demise:

Ground Floor 1,051 sq ft (98 sq m)

### Rent:

Available upon request.

#### Lease:

A new FRI lease on terms to be agreed.

## **Service Charge:**

On-account service charge for the current year stands at approximately £14,094.85.

#### EPC:

Available upon request.

# **Legal and Professional Fees:**

Each party to bear their own costs.

# Rating Assessment:

Rateable Value (April 2023) - £38,250.

# **Date Prepared:**

March 2025

#### **Contact Us:**

#### **Mark Proudlove**

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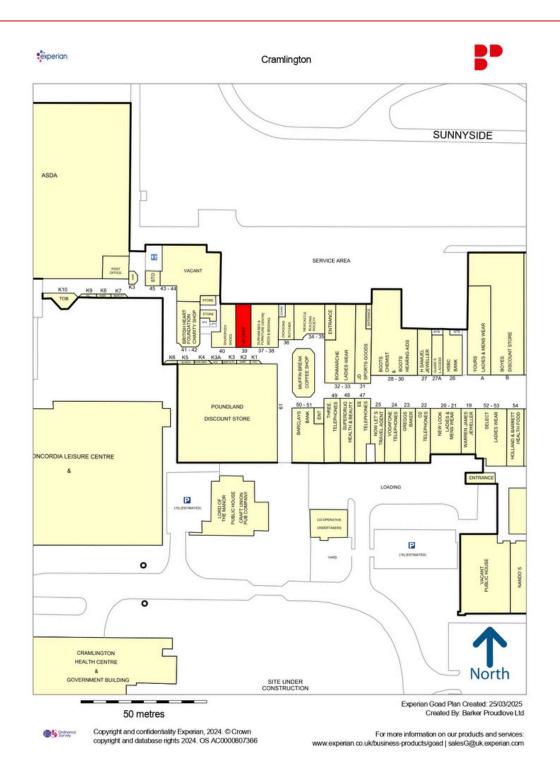
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