

# To Let-Under Offer



## Cramlington

Kiosk 3A, West Mall, Manor Walks Shopping Centre

69 sq ft (6.4 sq m)

Rent: £11,000 pax

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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 foodstore anchors Sainsbury's and Asda.**
- **Retailers within the centre include JD Sports, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.**
- **The kiosk unit lends itself perfectly for an independent business.**

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### Demise:

Ground Floor 69 sq ft (6.4 sq m)

### Rent:

£11,000 per annum exclusive.

### Lease:

A new FRI lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £1,966.13.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) – £5,400.

### Date Prepared:

March 2025

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