

To Let



Cramlington

Unit 2, Dudley Court, Manor Walks Shopping Centre

1,052 sq ft (97.73 sq m)

Rent on Application

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.**
 - **Unit 2 is located on Dudley Court opposite Sainsbury's and is adjacent to Virgin Money bank. Retailers nearby include, The Works, Boots Opticians, Lloyds Bank & Card Factory.**
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Demise:

Ground Floor 1,052 sq ft (97.73 sq m)

Rent:

Available upon request.

Lease:

A new FRI lease for a term of years to be agreed.
Short term lease/licence will be considered.

Service Charge:

On-account service charge for the current year stands at approximately £13,106.18.

EPC:

Energy Performance Rating Assessment – C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £36,500.

Date Prepared:

November 2024.

Contact Us:

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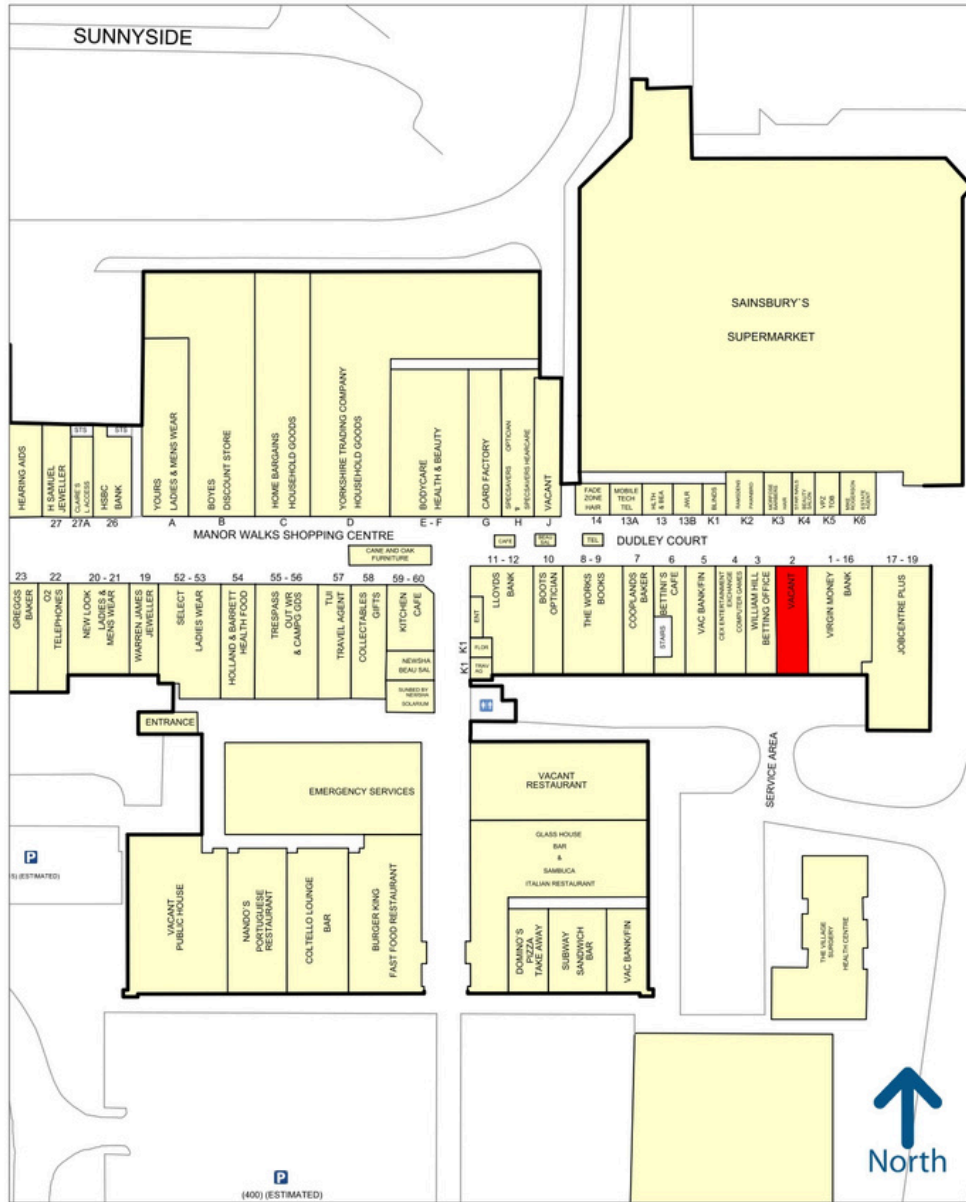
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Cramlington



Experian Goad Plan Created: 06/06/2024
Created By: Barker Proudlove Ltd



50 metres
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