

TO LET

Kiosk 5, Cheviot House Manor Walks Shopping Centre Cramlington



Location

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

Retailers within the centre include JD Sports, Poundland, Peacocks, New Look, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.

Located close to the entrance to Sainsbury's, Kiosk 5 is located opposite Virgin Money Bank and William Hill.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	552	51.3

Rent

We are seeking rental offers in the order of £32,500 per annum exclusive.

Tenure

Subject to formal vacant possession, the premises are available by way of a new FRI lease on terms to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £28,750. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2019 stands at approximately £8,105.

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.

SUBJECT TO CONTRACT
WITHOUT PREJUDICE
Details prepared June 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

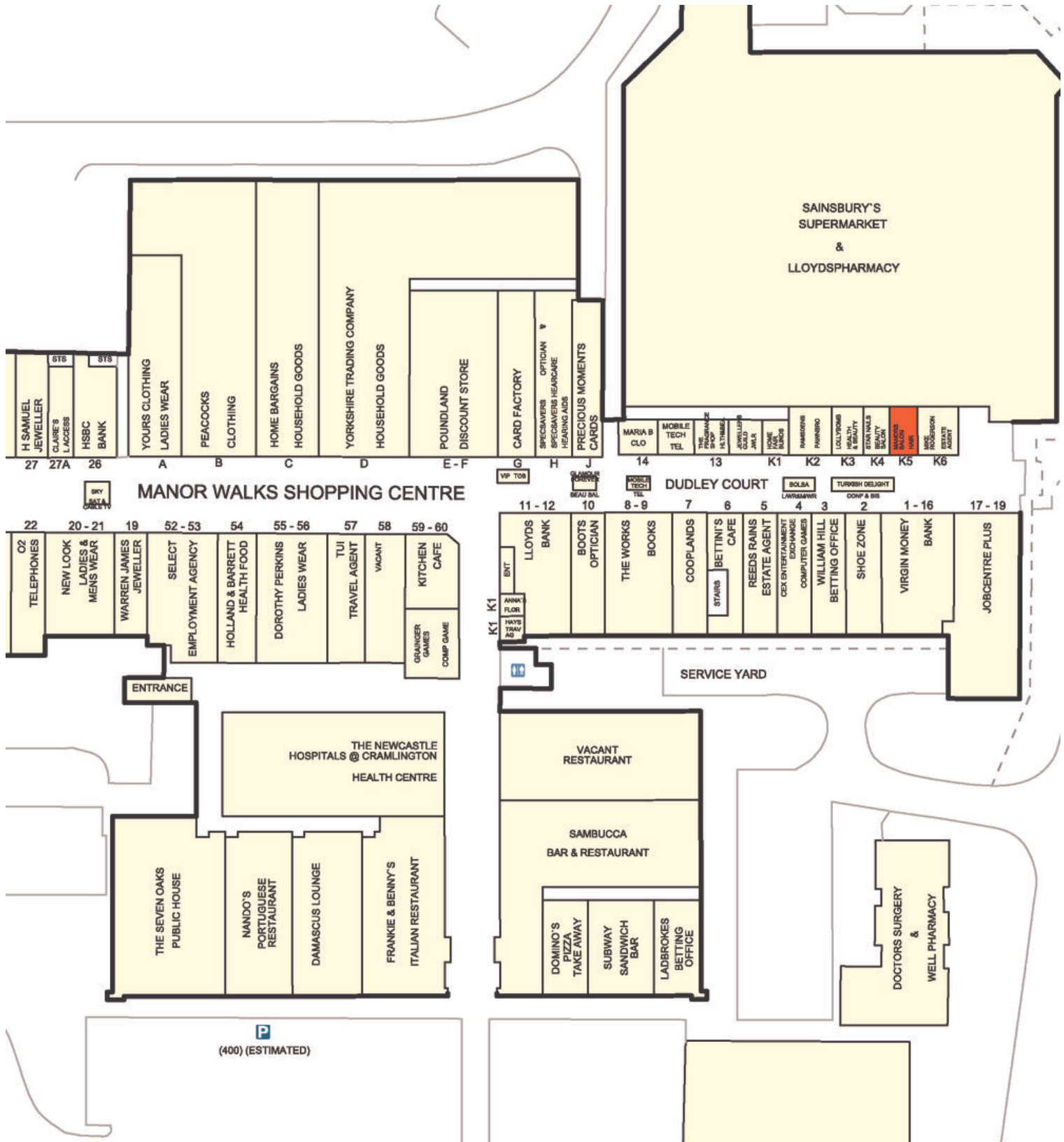
mark@barkerproudlove.co.uk

Phil Coombes

+44(0)113 388 4861

+44(0)7715 678 426

phil@barkerproudlove.co.uk



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