

TO LET

Unit 2 Dudley Court Manor Walks Shopping Centre Cramlington (Staff Unaware)



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, Select, 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.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,052	97.7

Rent

We are seeking rental offers in the order of £47,500 per annum exclusive.

Tenure

The premises are available by way of a new FRI lease on terms to be agreed. Subject to formal Vacant Possession.

Business Rates

The unit has a 2017 rateable value assessment of £36,500.

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 2018 stands at approximately £11,670.10.

EPC

Energy Performance Asset Rating - C

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 March 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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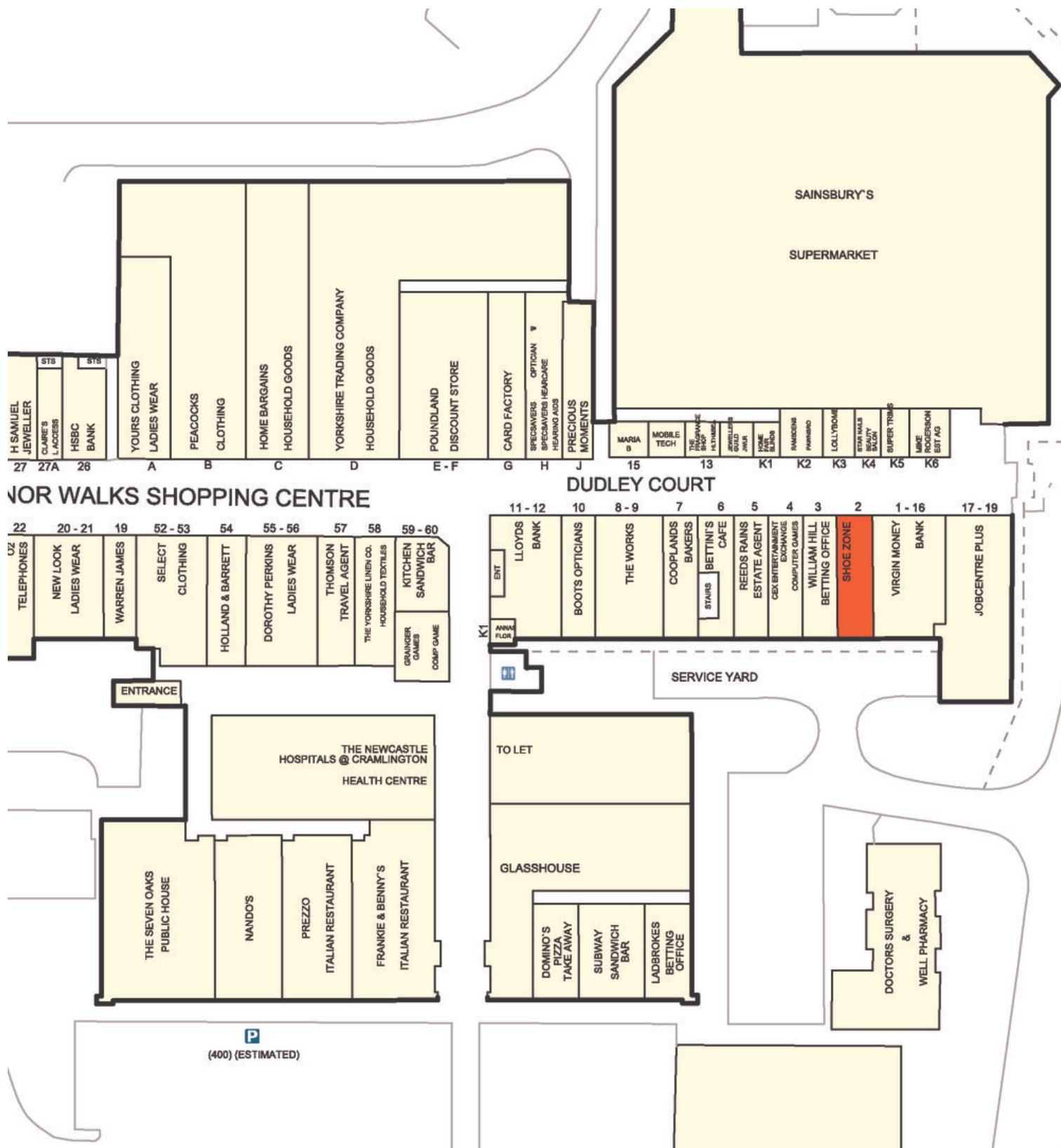
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