

# TO LET

Unit 37-38 Craster Court  
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, boasting strong foodstore anchors Sainsbury's and Asda.

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

The property is located opposite Wilko and adjacent to Thomas Cook, situated close to the Asda western entrance to the scheme, with proximity to the principal shopper car park.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,242	208.3

## Rent

Upon application

## Tenure

The premises are available on a flexible short term lease for a term to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £71,000. 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 2016 is to be confirmed.

## 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 January 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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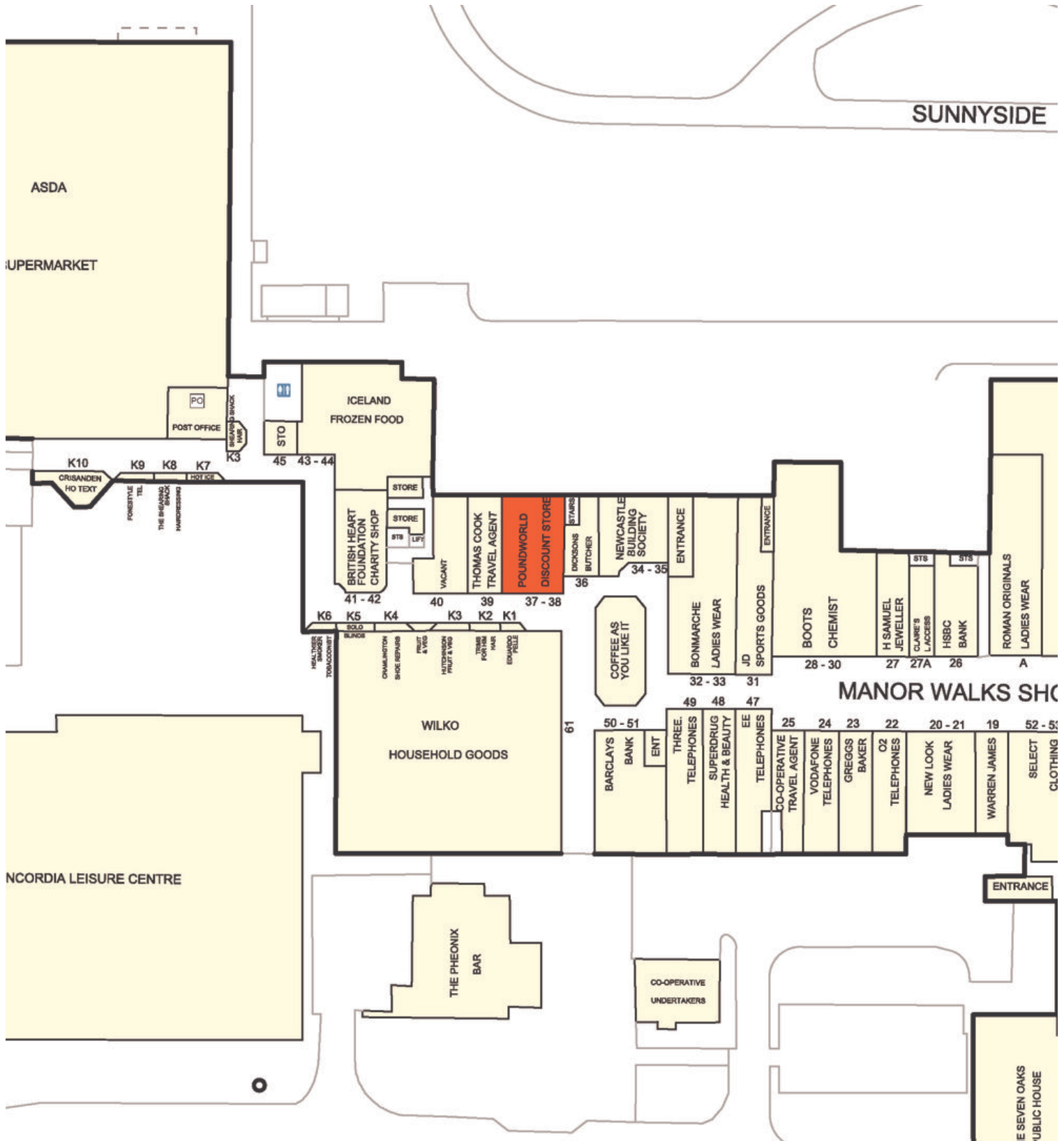
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