

TO LET

Unit 2B South Mall
Manor Walks Shopping Centre
Fitted Former Restaurant
Cramlington



Location

Manor Walks Shopping Centre and the adjacent Westmorland Retail Park provides the retail and leisure focus in the town. Existing tenants include M&S Food Hall, TK Maxx, Next, Curry's PC World, JD Sports, Boots, Superdrug, Sainsbury's, Asda, Costa and McDonald's.

The subject unit is located within the cinema and restaurant quarter at Manor Walks which include restaurants Nando's, Frankie & Benny's and The Seven Oaks, as well as a 9-screen Vue Multiplex Cinema. Free on-site parking of 1,500 spaces.

For more information on the centre, visit www.manorwalks.co.uk

Accommodation

The premises provide a fully fitted former restaurant with an existing A3 use consent.

The premises comprise the following approximate gross internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor GIA	3,530	327.9

Rent

Upon application

Tenure

Subject to securing formal vacant possession, a new effectively full repairing and insuring lease is available for a term of years to be agreed.

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Business Rates

We understand that the unit is assessed under the 2017 revaluation at £77,500.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Northumberland County Council.

Service Charge

The on-account service charge for the year 2019 stands at approximately £14,993.85.

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
WITHOUT PREJUDICE
Details prepared April 2019



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