

TO LET

Unit 58 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, New Look, Poundland, Peacocks, Boots, Bon Marche, 3 Store, Holland & Barrett and Superdrug.

The property is located in close proximity to Thomson and Dorothy Perkins.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,385	128.7

Rent

We are seeking rental offers in the order of £50,000 per annum exclusive.

Tenure

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

Business Rates

We understand that the unit is assessed under the 2017 revaluation at £45,000.

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 2018 stands at approximately £13,362.97.

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 April 2018

Viewing Strictly through the sole letting agent.

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