

# TO LET

## RESTAURANT/RETAIL UNIT

Unit 6, South Mall

Manor Walks Shopping Centre

\*Fitted Former Restaurant\*

Cramlington



### Location

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

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

For further information on Manor Walks, visit [www.manorwalks.co.uk](http://www.manorwalks.co.uk)

### Accommodation

The unit is located on a covered walkway, linking the surface car park to the shopping centre.

There is the ability for external mall seating.

The premises comprise the following approximate gross internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	5,121	475.8

### Rent

Upon Application

### Tenure

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 £113,000.

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 2019 stands at approximately £21,862.

### 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 2019

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

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