



Former Car Store, Forum Way, Cramlington NE23 6YD

**TO LET**

Car Showroom and Workshop

**11,504 Sq Ft  
(1,069 Sq M)**



## DESCRIPTION

They comprise of a car showroom with associated workshop facilities and stores of steel frame construction with brick walls to approximately eight feet and profile sheet cladding above. The showroom is fully glazed with a tiled floor and the entire unit is covered with a dual pitched and hipped roof with profile sheets. Externally there is room for well in excess of 80 display spaces on a blockwork forecourt/yard. The entire site totals circa 1.12 acres or thereabouts.

- ✓ Opposite Manor Walks Shopping Centre
- ✓ Sub lease available to December 2031
- ✓ 1.12 acre site

## LOCATION

The premises lie on Forum Way directly opposite one of the main car parks to Manor Walks shopping centre in central Cramlington. The A19 lies 1.5 miles to the south via Dudley Lane which in turn provides links to the A1M and national road network.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Showroom	2,404	223
Ground Floor Workshops	5,640	524
Ground Floor Office/Ancillary	1,651	153
First Floor Offices	966	90
First Floor Mezzanine Store	843	78
<b>Total</b>	<b>11,504</b>	<b>1,069</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

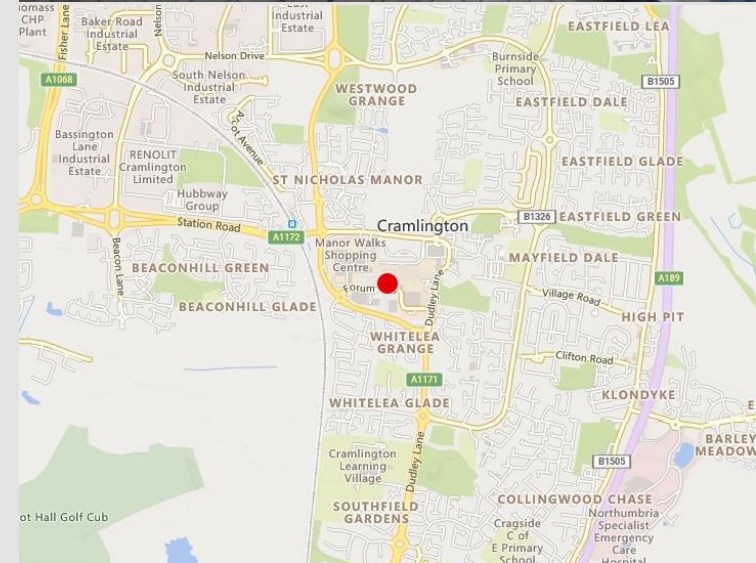
## BUSINESS RATES

Rateable Value- £134,000

## TERMS

The property is held on a 25 year lease from 22nd December 2006 and is available by way of a sub lease until 2031 at a rent of £120,000 per annum.

## EPC TBA



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Regulated by RICS 21-Jun-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Niall Combe  
07843 818 340  
[ncombe@lsh.co.uk](mailto:ncombe@lsh.co.uk)

Mr Andrew Wright  
0191 338 8320  
[awright@lsh.co.uk](mailto:awright@lsh.co.uk)