

To Let



Cramlington

Unit 1, South Mall, Manor Walks Shopping Centre

6,198 sq ft (576 sq m)

Rent on Application

Accommodation can be split, subject to consents

Location & Description:

- 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, Loungers & Burger King, 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

Demise:

Ground Floor 6,198 sq ft (576 sq m)
The accommodation has the potential to be split into two or three units, subject to consents (see illustrative layout plans below).

Rent:

Available upon request.

Lease:

Subject to formal vacant possession, the unit is available on a new lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £32,894.39.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £106,000.

Date Prepared:

July 2024

Contact Us:

Mark Proudlove

07808 479310

mark@barkerproudlove.co.uk

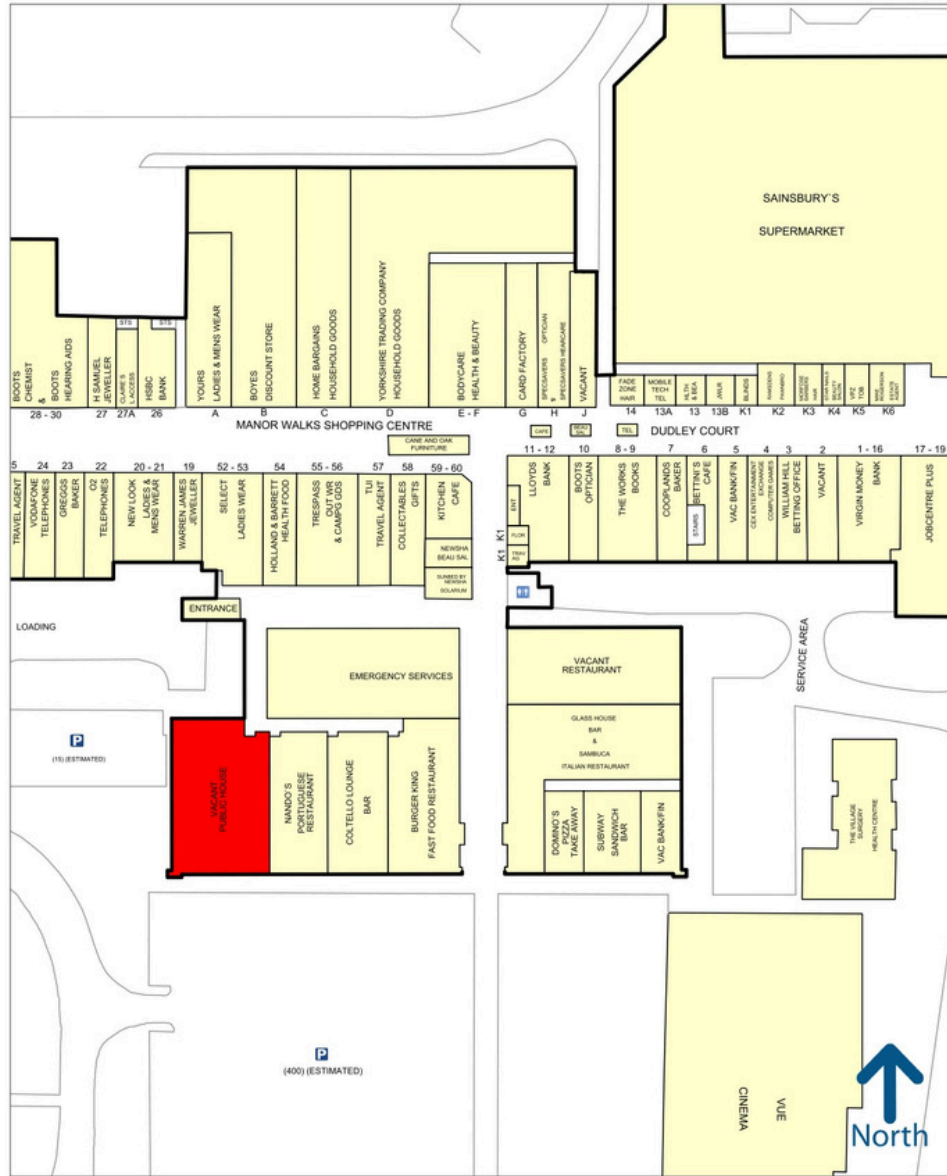
Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk



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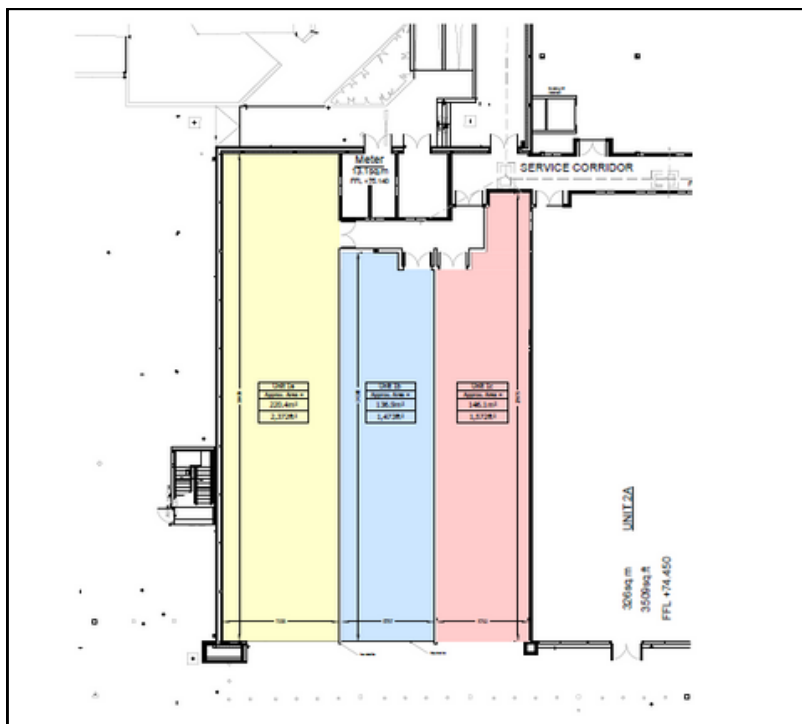
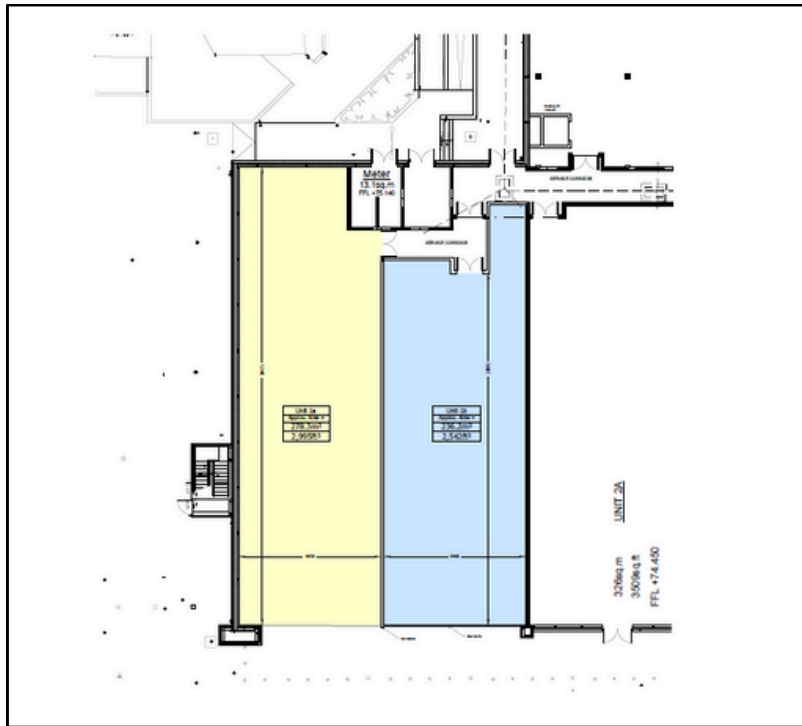
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Created By: Barker Proudlove Ltd

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ILLUSTRATIVE SPLIT UNIT PLANS



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