

SHOPPING CENTRE PROPERTY / CLASS E

11 English Street The Lanes Shopping Centre, Carlisle



Rent: On application
Ground Floor Area
2,077 Sq ft / 193 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

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Location:

Carlisle is a major retail centre within the North of England. The city is the regional and economic capital for a catchment covering 1.34m people. Tourism visits total c.8 million annually.

The Lanes Shopping Centre is the dominant element of retail in the city centre and is home to well known high street names including Primark, Next, Deichmann, River Island, JD, Clarks, Pandora and Katie Loxton. The centre boasts a 625 space multi-storey car park.

The subject unit is situated on English Street amongst retailers such as Primark, Lakeland Leather and Hotel Chocolat.

Demise:	Sq Ft	Sq M
Ground Floor	2077	192.95
First Floor	1829	169.91
Other Areas	1723	160.07

Rent:

Upon Application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Short term occupancy is available.

Business Rates:

The premises currently has a rateable value of £72,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2023 stands at approximately £5,000.

EPC:

Energy Performance Asset Rating - Available on request

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.

Date Prepared:

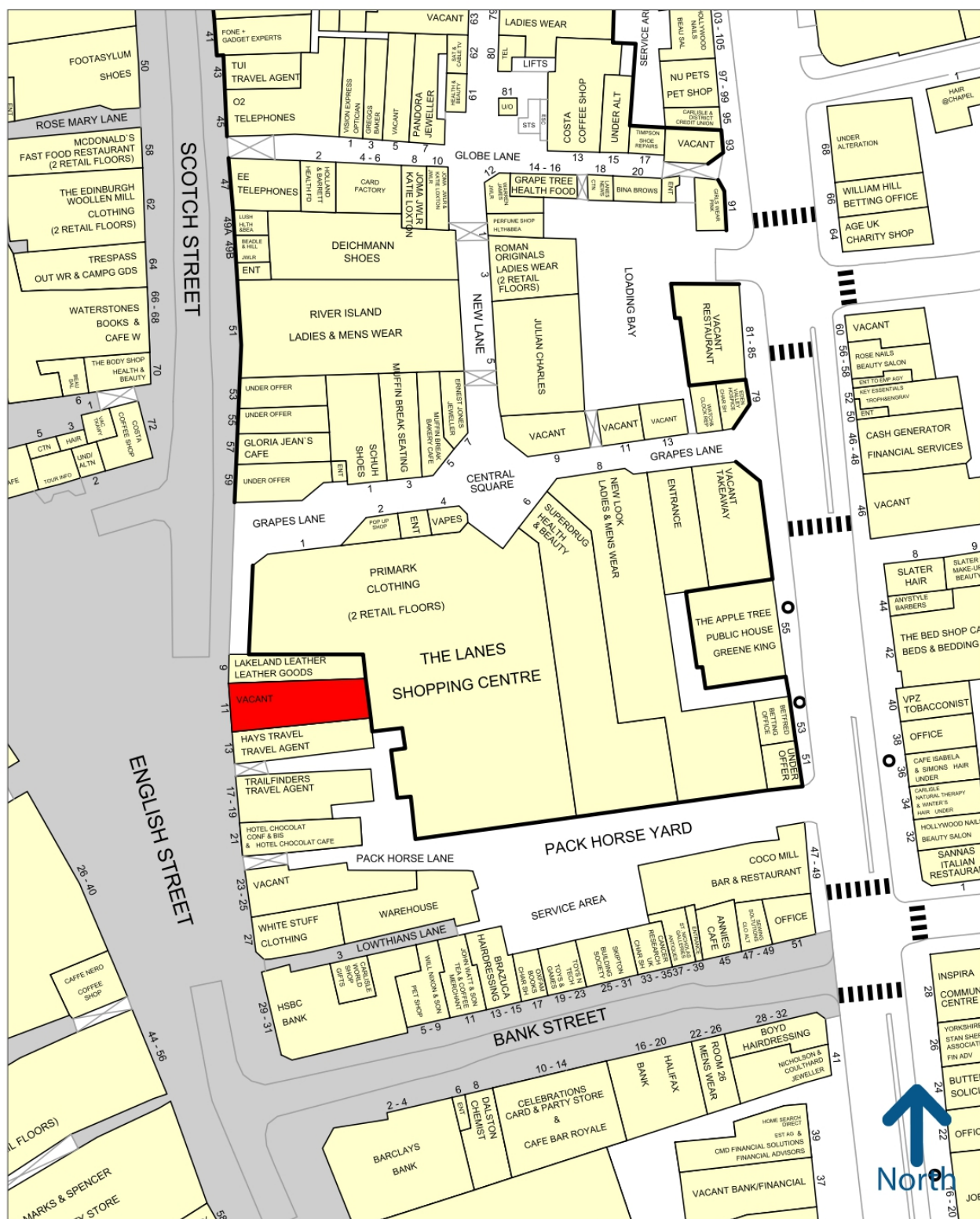
December 2023

Subject to Contract

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Carlisle



Experian Goad Plan Created: 11/12/2023

Created By: Barker Proudlove Ltd

50 metres