

SHOPPING CENTRE PROPERTY / CLASS A1
10 Grapes Lane The Lanes Shopping Centre, Carlisle



Rent: On application

First Floor Area

16,400 Sq ft / 1,524 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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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 circa 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, H&M, JD, Clarks, Pandora and Katie Loxton. The centre boasts a 625 space multi-storey car park.

This large first floor unit has an entrance off Grapes Lane, adjacent to New Look and close to the Lowther Street entrance.

Accommodation:

Extremely prominent first floor glazing visible from Central Square, offering excellent signage and branding opportunities.

Demise:	Sq Ft	Sq M
Ground Floor	1000	92.9
First Floor	16400	1523.6

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.

Business Rates:

The unit has a rateable value assessment of £91,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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:

Available on request.

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.

Date Prepared:

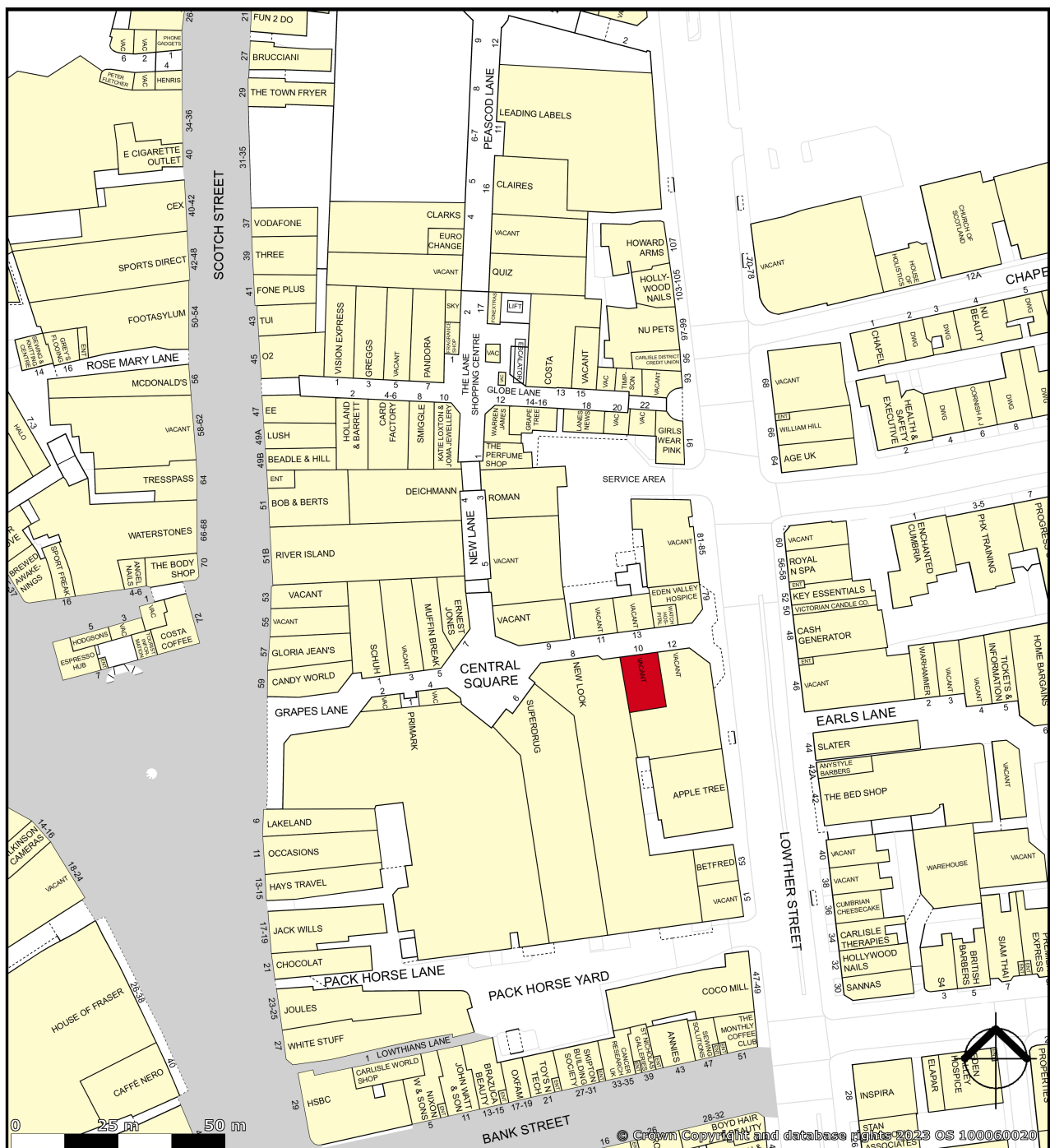
February 2020

Subject to Contract

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10 Grapes Lane, The Lanes, Carlisle



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Plotted Scale - 1:1,250