

# To Let



## Carlisle

11 Peascod Lane (Unit 83), The Lanes Shopping Centre

Ground Floor: 9,540 sq ft (886 sq m)

Rent on Application

## Location & Description:

- 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 prime Peascod Lane amongst retailers such as Next, JD Sports, Jack Jones and Clarks.

### Demise:

Ground Floor Sales 9,540 sq ft (886 sq m)  
Basement 2,370 sq ft (220 sq m)

### Rent:

Available upon request.

### Lease:

A new eFRI lease for a term to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £67,117.

### EPC:

Energy Performance Rating Assessment - C.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £168,000.

### Date Prepared:

July 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### Contact Us:

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