

# To Let



## Carlisle

13 Grapes Lane, The Lanes Shopping Centre

Ground Floor: 565 sq ft (52.5 sq m)

Rent on Application

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**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 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 unit is located on Grapes Lane, which is currently home to retailers such as New Look, Schuh, Primark, Muffin Break and Superdrug.

**Demise:**

Ground Floor 565 sq ft (52.5 sq m)

First Floor 457 sq ft (42.2 sq m)

**Rent:**

Available upon request.

**Lease:**

New eFRI lease for a term of years to be agreed.

Short term occupancy also available.

**Service Charge:**

On-account service charge for the current year stands at approximately £10,323.

**EPC:**

Energy Performance Rating Assessment – E.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £24,000.

**Date Prepared:**

June 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.

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