



A photograph of the exterior of a brick building. The building features large glass windows and doors with silver frames. A 'TO LET' sign is posted in one of the windows. The sign includes the text 'TO LET', 'MIDLAND PROPERTY SERVICES', 'CALL 0121 222 2222', and 'www.midlandproperty.co.uk'. The building is made of red brick, and the windows are covered with a white lattice pattern. A red fire alarm pull station is visible on the brick wall above the entrance. A red circular graphic is overlaid on the bottom left corner of the image.

13 Grapes Lane, The Lanes Shopping Centre

Ground Floor: 565 sq ft (52.5 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 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:

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.

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