

# To Let



## Carlisle

53 Lowther Street, The Lanes Shopping Centre

996 sq ft (92.53 sq m)

Rent: £15,000 PAX

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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 Lowther Street, close to a Greene King Pub and several independent restaurants.

**Demise:**

Ground Floor 996 sq ft (92.53 sq m)

**Rent:**

£15,000 per annum exclusive.

**Lease:**

A new eFRI lease for a term to be agreed. Short term pop-up occupancy will be considered.

**Service Charge:**

On-account service charge for the current year stands at approximately £4,330.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £16,500.

**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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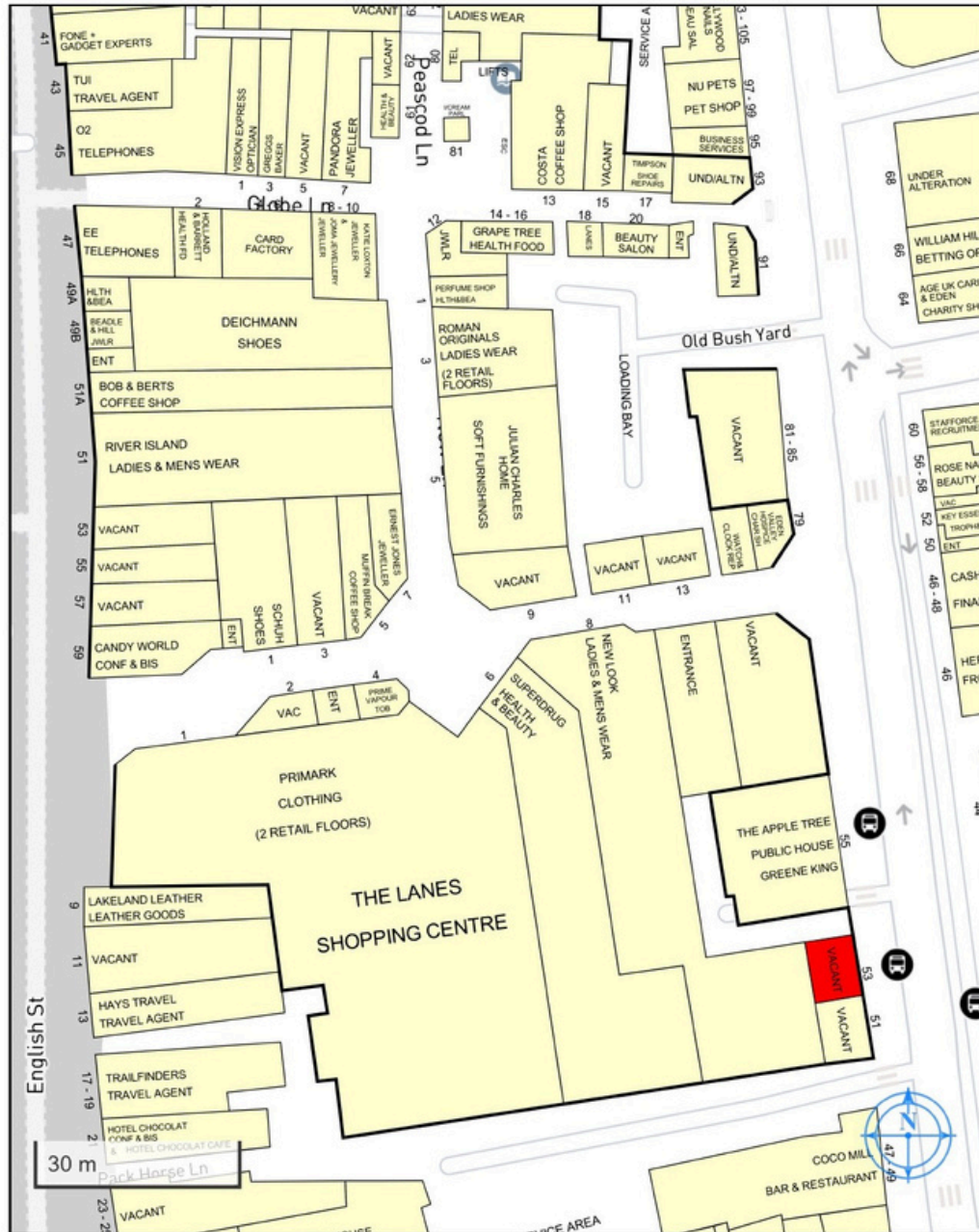
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