

To Let



Carlisle

4 East Tower Lane, The Lanes Shopping Centre

792 sq ft (73.57 sq m)

Rent: £15,000 pax

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 the corner of East Tower Lane, with frontage onto Lowther Street which offers access to the centre multi-storey as well as other flat surface car parking, meaning the unit is easily accessible.

Demise:

Ground Floor 792 sq ft (73.57 sq m)

Rent:

£15,000 per annum exclusive.

Lease:

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

Service Charge:

On-account service charge for the current year stands at approximately £6,054.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £15,000.

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.

Contact Us:

Jessica Swain

07885 127366

jessica@barkerproudlove.co.uk

Tom Prescott

07841 168163

tom@barkerproudlove.co.uk

Joint Agent:

Jamieson Mills

Jamie Simister

020 3746 6882



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Experian Goad Plan Created: 20/06/2025
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salesG@uk.experian.com

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