

To Let



Carlisle

59 Scotch Street, The Lanes Shopping Centre

Ground Floor: 1150 sq ft (106.84 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 externally facing on Scotch Street. Local retailers include River Island, Bob & Berts and many others.
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Demise:

Ground Floor 1,150 sq ft (106.84 sq m)

First Floor 1,267 sq ft (117.71 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 £21,500.

EPC:

Energy Performance Rating Assessment – C

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £60,000.

Date Prepared:

August 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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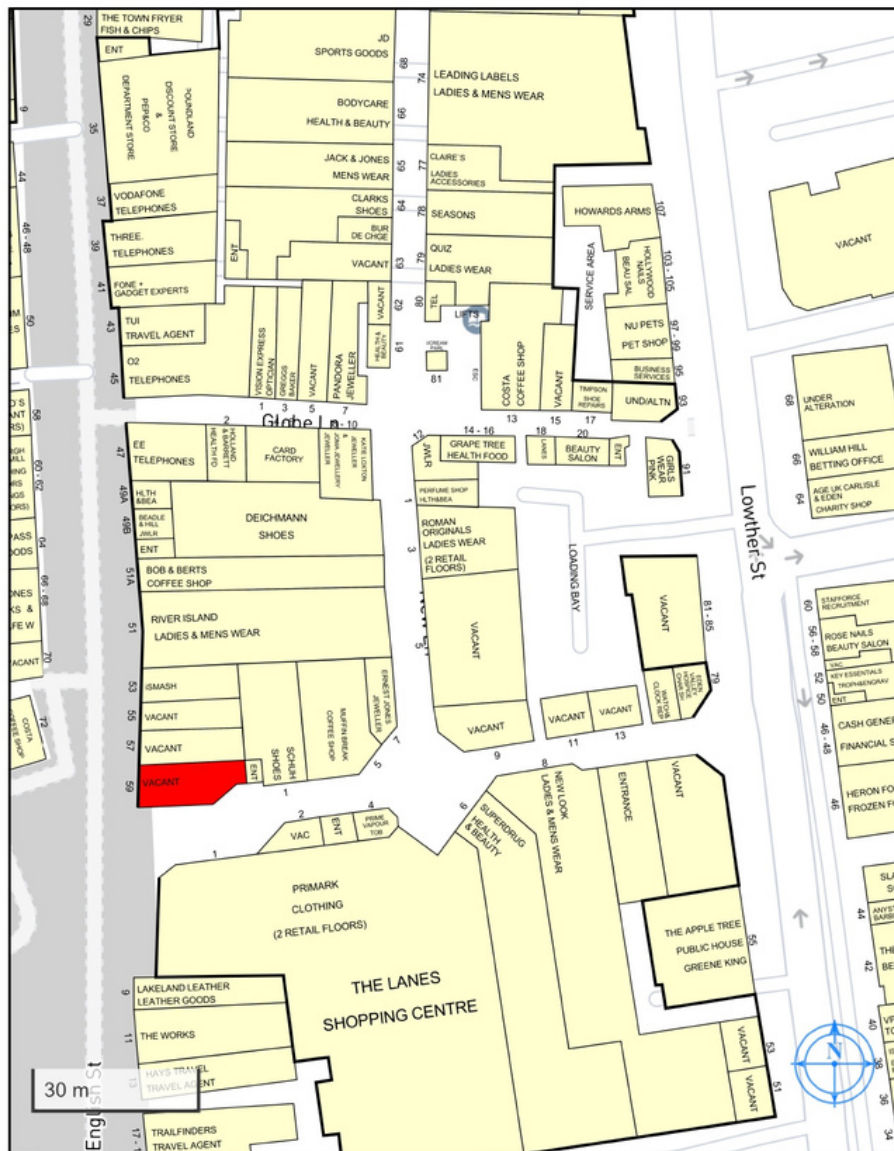
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Carlisle (Organisation)

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