

To Let



Carlisle

11 Grapes Lane, The Lanes Shopping Centre

Ground Floor: 661 sq ft (61.4 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 661 sq ft (61.4 sq m)

First Floor 573 sq ft (53.2 sq m)

Rent:

Available upon request.

Lease:

A new lease for a term of years to be agreed.

Short term occupancy also considered.

Service Charge:

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

EPC:

Energy Performance Rating Assessment - D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £18,250.

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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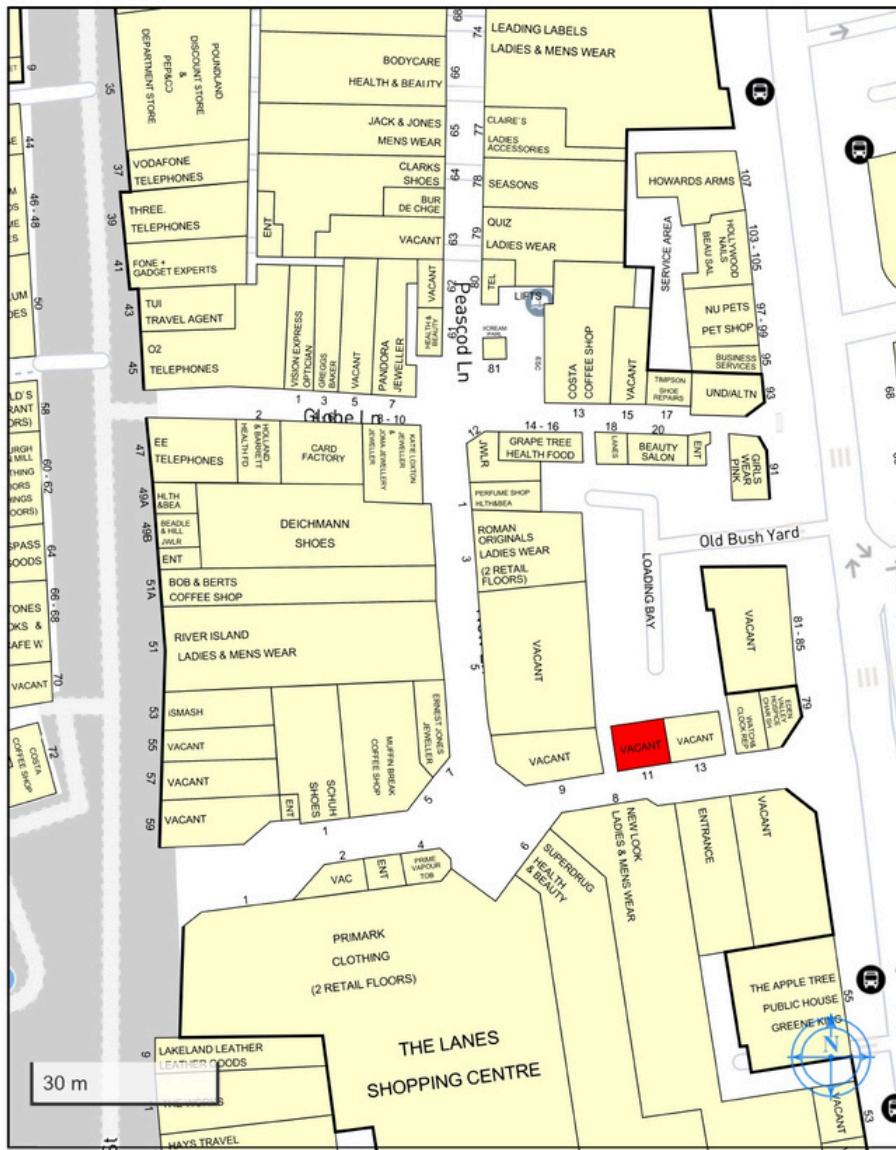
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Carlisle (Organisation)

Modified: 21-Aug-25 15:01:04 / Surveyed: 04-Aug-24



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Experian Goad Plan Created: 21/08/2025

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