

SHOPPING CENTRE PROPERTY / CLASS E

91 Lowther Street The Lanes Shopping Centre, Carlisle

**Rent: On application****Ground Floor Area**

569 Sq ft / 53 Sq M

**UNDER
OFFER****Viewing Strictly through the joint letting agents.****Barker Proudlove****Jessica Swain****Mob:** 07885 127366**Email:** jessica@barkerproudlove.co.uk**Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Tom Prescott****Mob:** 07841 168163**Email:** tom@barkerproudlove.co.uk

Location:

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 c.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 on the corner of Lowther Street and is a highly visible unit which is part of one of the entrances to The Lanes Shopping Centre.

Accommodation:

Occupying an extremely prominent corner location fronting external Lowther Street and internal Globe Lane.

Demise:	Sq Ft	Sq M
Ground Floor	569	52.86
First Floor	291	27.03

Rent:

Upon Application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A short term pop up occupancy will be considered.

Business Rates:

The premises currently has a rateable value of £25,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2021 stands at approximately £4,903.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

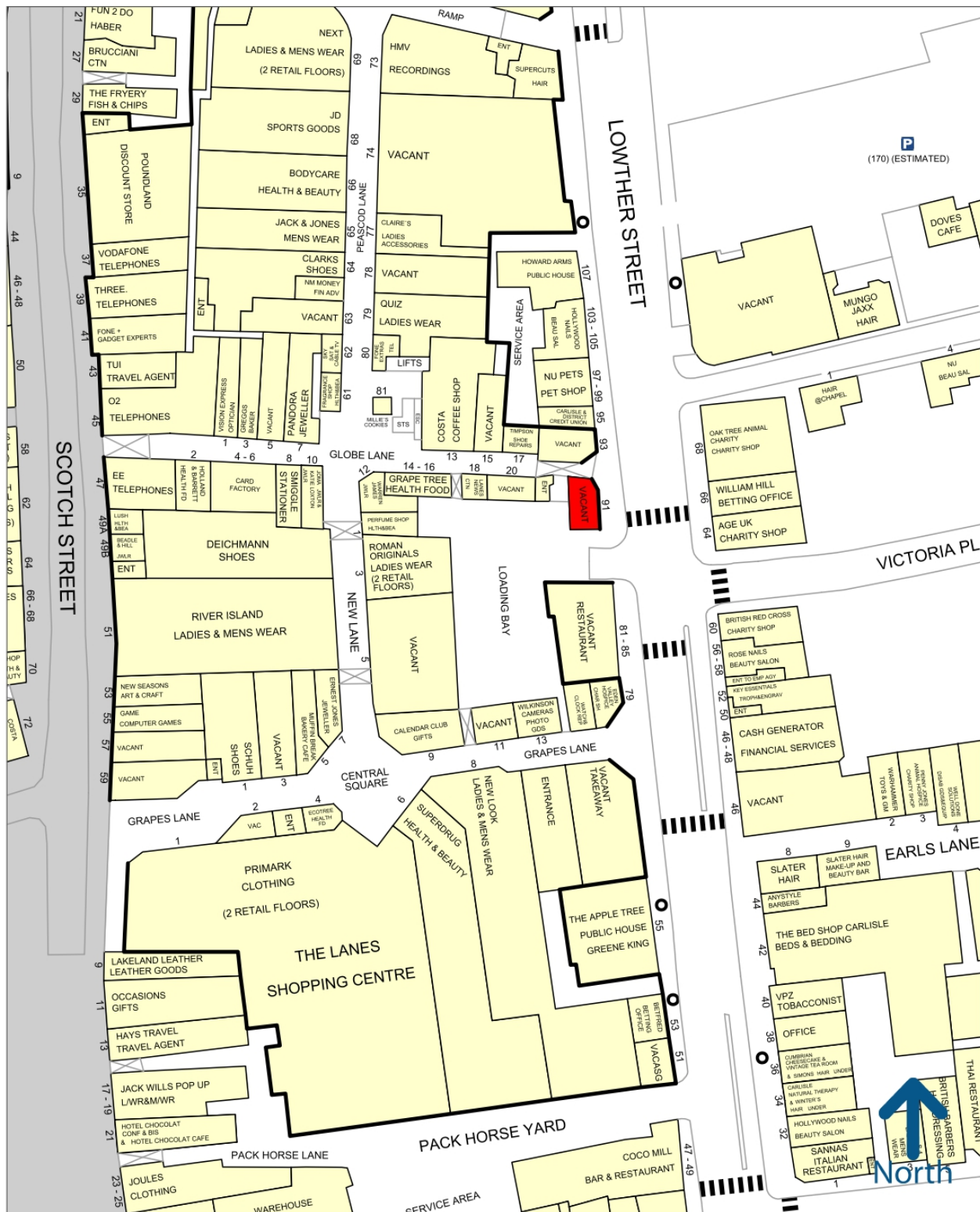
June 2022

Subject to Contract

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Carlisle



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