

SHOPPING CENTRE PROPERTY / CLASS E

4 East Tower Lane The Lanes Shopping Centre, Carlisle



**Rent: On application**

**Ground Floor Area**

792 Sq ft / 74 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

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**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 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	792	73.57

**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 £15,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £5,651.

**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:**

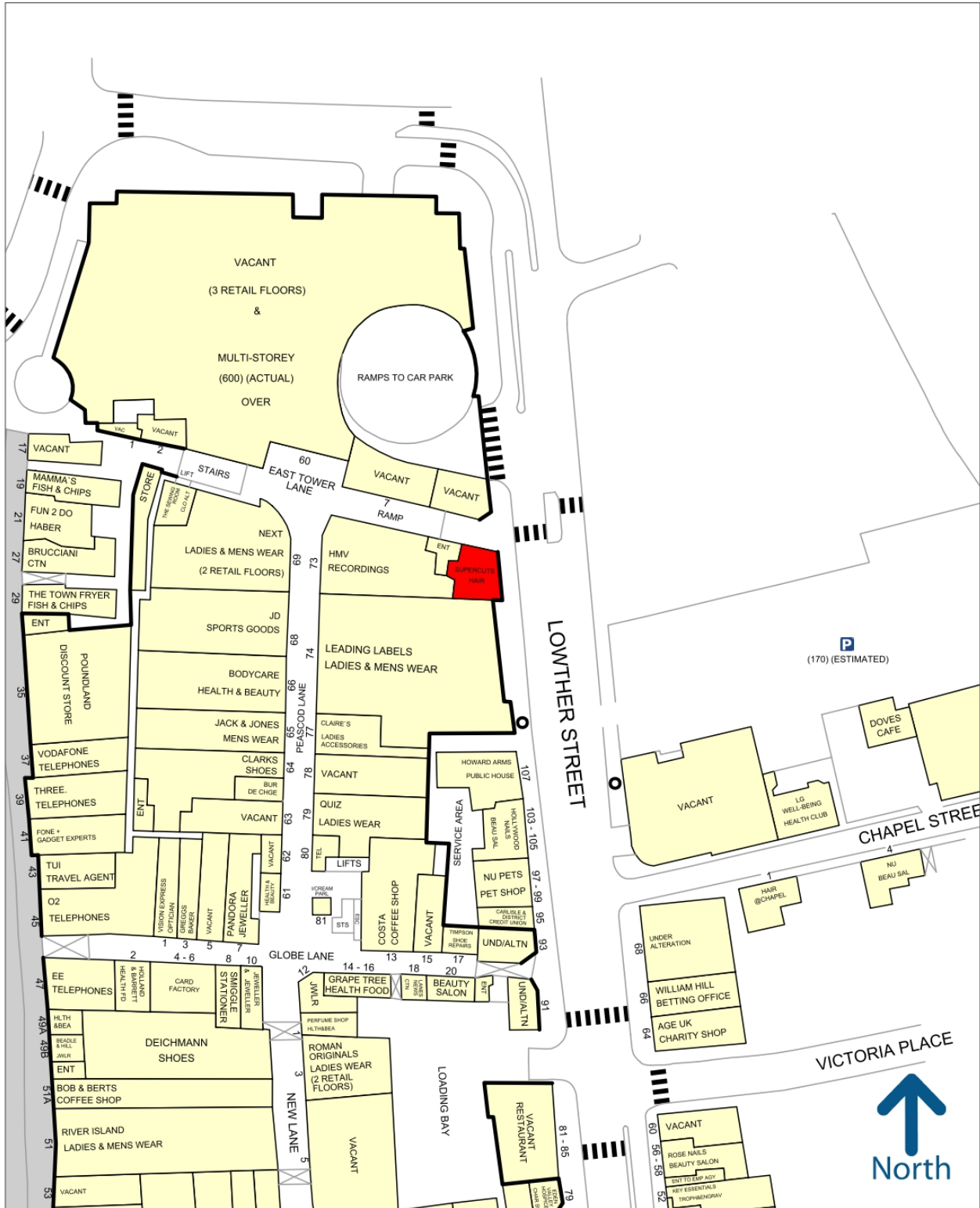
January 2024

Subject to Contract

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Carlisle



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