

SHOPPING CENTRE PROPERTY / CLASS A1

20 Globe Lane The Lanes Shopping Centre, Carlisle



Rent: On application

Ground Floor Area

377 Sq ft / 35 Sq M

**UNDER
OFFER**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jessica Swain

Mob: 07885 127366

Email: jessica@barkerproudlove.co.uk

Jamieson Mills

Jamie Simister

Tel: 020 3746 6882

Mob: 07551 760696

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 located on Globe Lane, close to Costa, Grape Tree, Pandora and Warren James.

| Demise: | Sq Ft | Sq M |
|----------------|--------------|-------------|
| Ground Floor | 377 | 35.0 |
| First Floor | 309 | 28.7 |

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. Short term occupancy is available.

Business Rates:

The unit has a rateable value assessment of £17,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 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.

Service Charge:

Available on request

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:

February 2020

Subject to Contract

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