

SHOPPING CENTRE PROPERTY / CLASS A1
3 Grapes Lane The Lanes Shopping Centre, Carlisle



Rent: On application
Ground Floor Area
1,515 Sq ft / 141 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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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 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.

The subject unit is situated centrally within The Lanes on busy Grapes Lane, next door to Schuh and Muffin Break and opposite Primark.

Demise:	Sq Ft	Sq M
Ground Floor	1515	140.8
First Floor	616	57.2

Rent:

Upon application

Tenure:

The premises are available by way of a new lease for a term of years to be agreed. Short term flexible lease terms will be considered.

Business Rates:

The unit has a 2020 rateable value assessment of £62,500.

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

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £12,114.

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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