

SHOPPING CENTRE PROPERTY / CLASS A1

4 Grapes Lane The Lanes Shopping Centre, Carlisle



Rent: On application

Ground Floor Area

475 Sq ft / 44 Sq M

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 has a total catchment of c.330,000 people.

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 Primark, Superdrug and New Look.

Demise:	Sq Ft	Sq M
Ground Floor	475	44.1

Rent:

Upon Application.

Tenure:

The premises are available by way of a new lease for a term of years to be agreed. Short term occupancy is available.

Business Rates:

The unit has a 2020 rateable value assessment of £38,000.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

Service Charge:

The service charge payable for the year 2020 is £2,885 plus VAT and insurance of £128.

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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