



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



**TO
LET**

Rent: On application
Ground Floor Area
1,130 Sq ft / 105 Sq M

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.

This unit is located on the corner of Grapes Lane and New Lane, fronting on to Central Square, where nearby retailers include New Look, Schuh, Primark and Superdrug.

Accommodation:

The unit benefits from an extremely prominent return frontage providing excellent branding and display options.

Demise:	Sq Ft	Sq M
Ground Floor	1130	105
First Floor	2249	227.5

Rent:

Upon Application

Tenure:

The premises are available by way of a new lease for a term of years to be agreed. A short term/ pop up lease will be considered. Short term occupancy is available.

Business Rates:

The unit has a 2020 rateable value assessment of £66,000.

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 £17,190.

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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