

SHOPPING CENTRE PROPERTY / CLASS A1

9 Grapes Lane The Lanes Shopping Centre, Carlisle



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

**TO  
LET**

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

**Barker Proudlove**

Jessica Swain

Mob: 07885 127366

Email: [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)

Tom Prescott

Mob: 07841 168163

Email: [tom@barkerproudlove.co.uk](mailto:tom@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 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 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 rateable value assessment of £44,750.

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](http://www.gov.uk).

**Service Charge:**

Available on request.

**EPC:**

Energy Performance Asset Rating - D

**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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020





## 9 Grapes Lane, The Lanes, Carlisle

