



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



**TO
LET**

Rent: On application
Ground Floor Area
661 Sq ft / 61 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 Grapes Lane, which is currently home to retailers such as New Look, Schuh, Primark, Muffin Break and Superdrug.

Demise:	Sq Ft	Sq M
Ground Floor	661	61.4
First Floor	573	53.2

Rent:

Upon Application.

Tenure:

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

Business Rates:

The unit has a 2020 rateable value assessment of £27,250.

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.

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 on-account service charge for the year 2021 stands at approximately £8,076.

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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