

SHOPPING CENTRE PROPERTY / CLASS A3
77 Lowther Street The Lanes Shopping Centre, Carlisle



Rent: On application
Ground Floor Area
3,453 Sq ft / 321 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jessica Swain

Mob: 07885 127366

Email: jessica@barkerproudlove.co.uk

Tom Prescott

Mob: 07841 168163

Email: 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 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 on the corner of Lowther Street and Grapes Lane and is a highly visible unit which is part of one of the entrances to The Lanes Shopping Centre.

Accommodation:

Occupying an extremely prominent corner location fronting external Lowther Street and internal Grapes Lane, the unit provides a fantastic A3/A4 opportunity subject to consents.

Demise:	Sq Ft	Sq M
Ground Floor	3453	320.8
First Floor	1927	179

Rent:

Upon Application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A short term pop up occupancy will be considered.

Business Rates:

The unit has a rateable value assessment of £60,000. 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.

Service Charge:

Available on request.

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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