



**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**

**Mark Proudlove**

**Mob:** 07808 479310

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

**Jessica Swain**

**Mob:** 07885 127366

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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 2020 rateable value assessment of £71,500.

For further details visit [Gov.uk](http://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.

**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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