



SHOPPING CENTRE PROPERTY / CLASS A3

81-85 Lowther Street, Carlisle



**FOR
SALE**

Price: On application

Area

2,288 Sq ft / 213 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, Debenhams, 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 externally on Lowther Street and is a highly visible unit ideally suited to a restaurant / bar use.

Demise:	Sq Ft	Sq M
Ground Floor	2288	212.6
First Floor	1883	174.9
Second Floor	1547	143.7

Rent:

Freehold and Leasehold offers will be considered. Further details upon application.

Tenure:

Freehold or Leasehold.

Business Rates:

The unit has a 2020 rateable value assessment of £57,000.

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.

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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