

SHOPPING CENTRE PROPERTY / CLASS A3

Freehold/Leasehold 81-85 Lowther Street The Lanes Shopping Centre, Carlisle



Price: On application

Area

2,288 Sq ft / 213 Sq M

**FOR
SALE**

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 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 rateable value assessment of £47,250.

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:

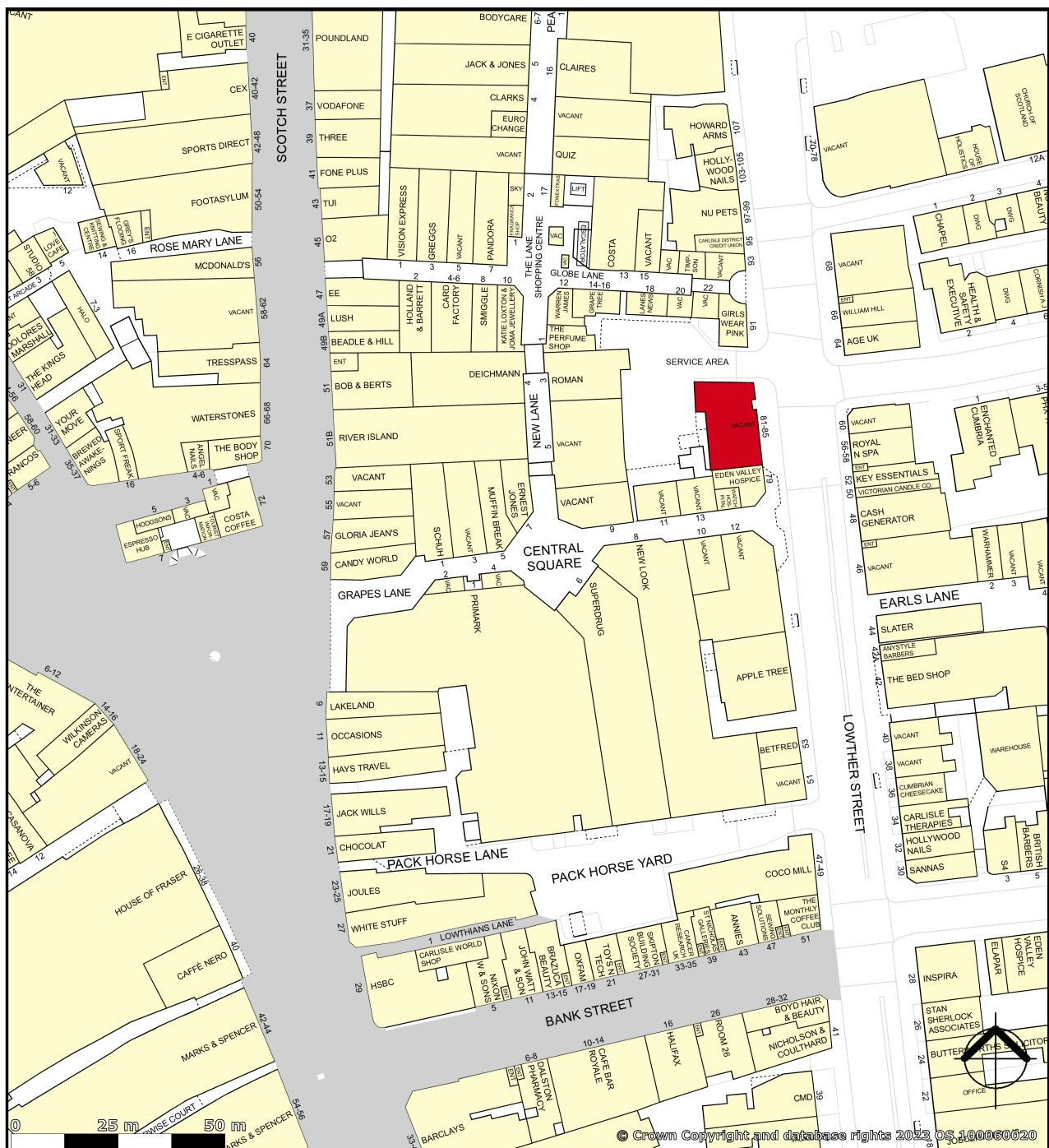
February 2020

Subject to Contract

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81-85 Lowther Street, The Lanes, Carlisle



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Plotted Scale - 1:1,250