

SHOPPING CENTRE PROPERTY / CLASS A1  
53 Scotch Street The Lanes Shopping Centre, Carlisle



**LET**

**Rent: On application**  
**Ground Floor Area**  
993 Sq ft / 92 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 circa 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, JD, Clarks, Pandora and Katie Loxton. The centre boasts a 625 space multi-storey car park.

The subject unit is situated on Scotch Street amongst retailers such as Lush, River Island, McDonalds, Starbucks and Waterstones.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	993	92.3
First Floor	450	41.8

**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. Short term occupancy is available.

**Business Rates:**

The unit has a rateable value assessment of £38,750.

For further details visit [Gov.uk](http://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](http://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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53 Scotch Street, The Lanes, Carlisle

