

SHOPPING CENTRE PROPERTY / CLASS A3
51 Scotch Street The Lanes Shopping Centre, Carlisle



Rent: On application
Ground Floor Area
2,679 Sq ft / 249 Sq M

LET

Viewing Strictly through the joint letting agents.

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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, 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.

Accommodation:

The accommodation is suitable for a variety of A1 and A3 uses with planning consent in place for A3.

Demise:	Sq Ft	Sq M
Ground Floor	2679	248.9
First Floor	882	81.9

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 flexible lease terms will be considered although the internal accommodation is to shell specification.

Business Rates:

The unit business rates need to be assessed.

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.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £20,568.

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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