

SHOPPING CENTRE PROPERTY / CLASS E

3 Peascod Lane (Unit 63) The Lanes Shopping Centre, Carlisle

**Rent: On application****Ground Floor Area**

1,037 Sq ft / 96 Sq M

**TO
LET****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 prime Peascod Lane amongst retailers such as Next, JD Sports, Jack Jones and Clarks.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1037	93.34
Basement ancillary	824	76.55

Rent:

Upon application

Tenure:

Subject to formal vacant possession, a new lease is available for a term to be agreed.

Business Rates:

The unit has a current rateable value assessment of £36,000.

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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Carlisle



Experian Goad Plan Created: 01/12/2023

Created By: Barker Proudlove Ltd

50 metres