

TO LET

77 Lowther Street The Lanes Shopping Centre Carlisle



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 on the corner of Lowther Street and Grapes Lane and is a highly visible unit which is part of one of the entrances to The Lanes Shopping Centre.

Accommodation

Occupying an extremely prominent corner location fronting external Lowther Street and internal Grapes Lane, the unit provides a fantastic A3/A4 opportunity subject to consents.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	3,453	320.8
First Floor	1,927	179.0

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. A short term pop up occupancy will be considered.

Business Rates

The unit has a 2020 rateable value assessment of £71,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The service charge payable for the year 2020 is £32,938

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.

SUBJECT TO CONTRACT

Details prepared January 2020

Viewing Strictly through the joint letting agents.

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