

# TO LET

## 51 Scotch 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.

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.

The premises comprise the following approximate gross internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	2,679	248.9
First Floor (Storage)	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.

### Service Charge

The service charge payable for the current year is £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.

SUBJECT TO CONTRACT

Details prepared January 2020

Viewing Strictly through the joint letting agents.

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