

TO LET

4 Grapes Lane The Lanes Shopping Centre Carlisle



Location

Carlisle is a major retail centre within the North of England. The city has a total catchment of c.330,000 people.

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 600 space multi-storey car park.

The subject unit is situated centrally within The Lanes on busy Grapes Lane, next door to Primark, Superdrug and New Look.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	475	44.1

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.

Business Rates

The unit has a 2020 rateable value assessment of £38,000.

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 £2,885 plus VAT and insurance of £128.

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 February 2020

Viewing Strictly through the sole letting agent.

Barker Proudlove

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