



**PROMINENT SHOP TO LET
UNIT 15 PEASCOD LANE
THE LANES SHOPPING
CENTRE
CARLISLE**

Location

Carlisle is one of the North of England principal's retail centres drawing on a total catchment of over 330,000 persons and a primary catchment in excess of 124,000, a strong tourist industry and large student population.

The town centre is dominated by The Lanes Shopping Centre which provides 500,000 sq ft of retail accommodation and incorporates 600 car parking spaces and benefits from an annual footfall in excess of 11.5 m persons.

Established occupants include **Debenhams, Primark, J D Sports, H&M, Next, Schuh, Paperchase and New Look.**

The subject unit is situated in a 100% prime position adjacent to **Quiz and Claire's Accessories** and opposite **Clarks and Jack and Jones.**

Accommodation

The premises proved the following approximate net internal Floor areas (floor plans available upon request):

Ground Floor	151.15 sq m	1,627 sq ft
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Lease

The property is available by way a new effectively full repairing and insuring lease for a term of years to be agreed (subject to vacant possession).

Rental

£100,000 per annum exclusive.

Service Charge & Insurance

The service charge for the year 2017 is £9,678 per annum plus insurance of £354 per annum plus VAT.

Rates

We are verbally advised by the Local Rating Authority that the property is assessed as follows:

Rateable Value	£69,000
UBR (2017/2018)	47.9p
Rates Payable (2017/2018)	£44,446

Energy Performance Certificate

A copy of the EPC Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Further information

Strictly by prior appointment through joint agents
Jamieson Mills and Fawley Watson Booth:

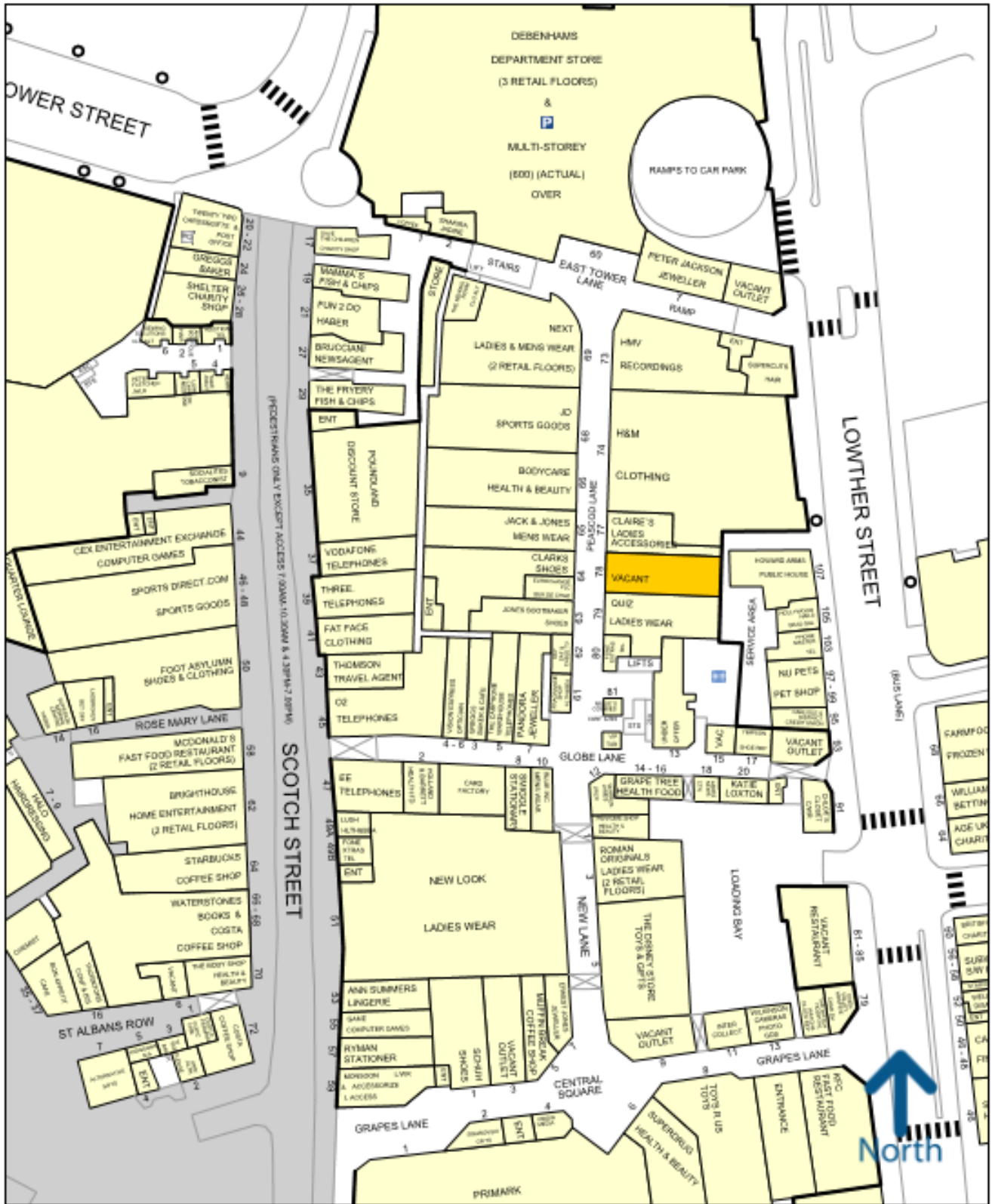
Richard Mills
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Or Fawley Watson Booth – Tel: 0113 234 7900

Subject to Contract





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Created By: Jamieson Mills Ltd