

the Lanes
SHOPPING CENTRE ■ CARLISLE

Retail unit to let

Cumbria's Premier Shopping Centre

Located in the heart of Carlisle, The Lanes shopping centre attracts 11 million customers every year.

The dominant shopping destination in the region, it welcomes a broad mix of shoppers: local people, tourists and students, from a wide surrounding catchment area.

Rent

A rent in excess of £90,000 per annum is sought exclusive of all other outgoings and VAT.

Rates

We understand that the premises are assessed for rating purposes as follows:-

Rateable Value (2010) - **£93,500**

Rates Payable (2011/2012) - **£40,486**

Interested parties are advised to make their own enquiries via the Local Rating Authority.

Service Charge

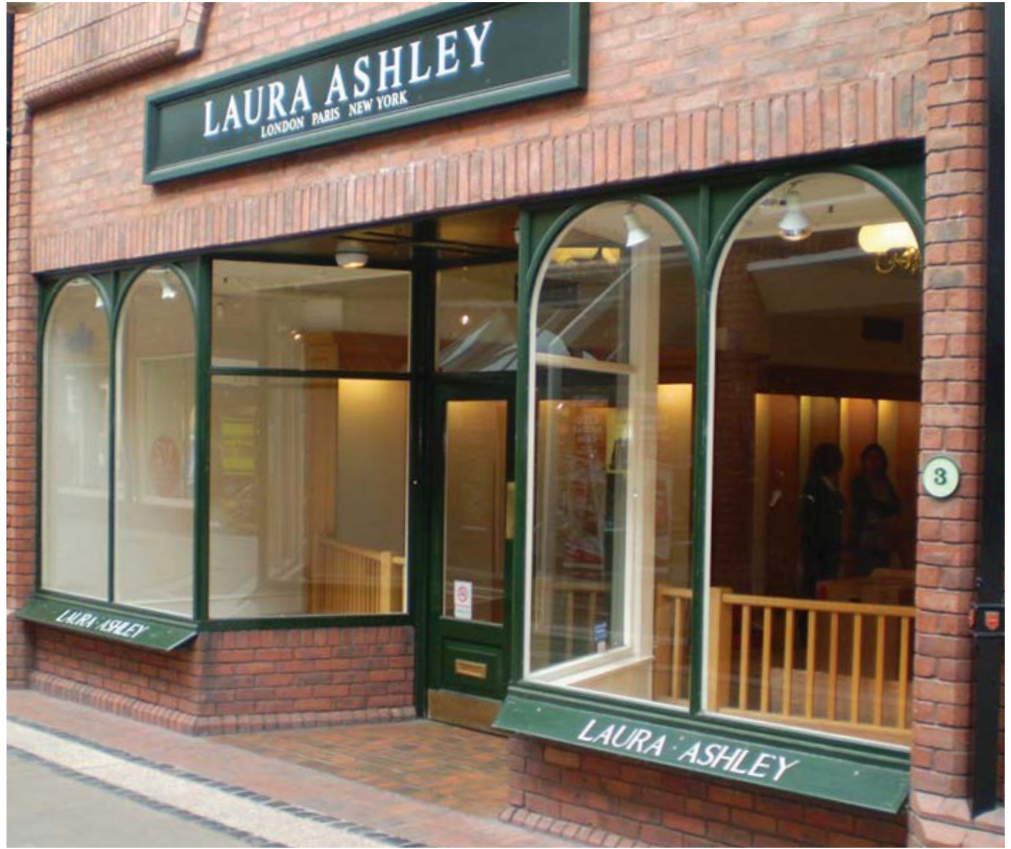
It is estimated that the service charge for the unit for the year ending December 2011 will be **£12,076**

Viewings

Viewings by appointment only though the joint agents:

Strutt & Parker or DTZ

The Lanes Shopping Centre
Carlisle, Cumbria, CA3 8NZ
Tel: (01228) 529 356
Fax: (01228) 819 993



Unit 34, 3 Grapes Lane

Ground Floor	1,471 sq ft	Rent	£90,000 pa
First Floor	1,151 sq ft		
Total	2,662 sq ft		

Availability

Please contact the agents for further information.

Lease Terms

The unit is available by way of a new effectively full repairing and insuring Lease for a term of years to be agreed.

Please contact...



Filippa Turland/Nick Young
T: 020 7629 7282
13 Hill Street, Berkeley Square,
London, W1J 5LQ
www.struttandparker.com



Paul Dale/David A Thompson
0161 235 7677 / 0113 233 8830
No 1 Marsden Street,
Manchester, M2 1HW
www.dtz.com



11,000,000

visitors a year

A rich mix of high street retailers

- 70 retail units, anchored by Debenhams and Bhs
- Established national and international brands, as well as local, independent retailers
- 6 entrances into the Centre, including direct access from Scotch Street and Lowther Street
- Supported by strong department stores in the immediate surrounding area, including House of Fraser, Hoopers and Marks & Spencer
- The Centre's own multi-storey car park provides 600 secure car parking spaces
- Bus and rail transport links are just a short walk from the Centre
- Other amenities include ATMs, cycle racks, centre information and passport photography



- Unit 34, 3 Grapes Lane
- Retail
- Food
- Available

500,000

sq ft of retail space



Providing 25% of Carlisle's retail floorspace, The Lanes is the only Shopping Centre in the City. Opened in 1984 and extended in 2000, it comprises:

- 500,000 sq ft of covered mall, primarily on one level
- A rich mix of leading high street names and local independent retailers
- Anchored by Debenhams & Bhs
- Other popular stores include JD Sports, Bank, Miss Selfridge, New Look, Superdrug, Peacocks & Fat Face
- 600 space car park, owned by the Centre, which has held the Park Mark safe parking award for the last eight years

The Centre is owned by Aviva Life & Pensions UK Limited.

- Accessorize
- Ann Summers
- Bank
- BetFred
- Bhs
- Bodycare
- Café M
- Café Venue
- Calendar Club
- Carlisle Blinds
- Card Factory
- Carphone Warehouse
- Claire's
- Clarks
- Debenhams
- Disney Store
- Dorothy Perkins
- Eden Valley Hospice Bookshop
- Ernest Jones
- Fat Face
- Game
- Greggs
- H&M
- Hawkin's Bazaar
- HMV
- Holland & Barrett
- International Collection
- International Watch
- JD
- JJB Sports
- Julian Graves
- KFC
- Lanes News
- Lush
- Miss Selfridge
- Monsoon
- Mothercare
- Muffin Break
- New Look
- Next
- O2
- Officers Club
- Orange
- Pandora
- Peacocks
- Peacocks Superdrug
- Peter Jackson
- Phones 4U
- Quiz
- Ramsdens
- Republic
- Ryman Stationery
- Schuh
- SKY
- Supercuts
- Superdrug
- 3G
- The Sewing Room
- The Fragrance Shop
- Thomson
- Timpson
- T-Mobile
- Toni & Guy
- Vision Express
- Vodafone
- Watch Hospital
- Warren James
- Wilkinson Cameras
- Yoko Fish Spa