



CARLISLE

SUBSTANTIAL RETAIL UNIT

10 GRAPES LANE THE LANES SHOPPING CENTRE CARLISLE



LOCATION

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

The 500,000 sq ft Lanes Shopping Centre dominates retailing in the city with 70 units let to tenants including **Debenhams, Primark, J D Sports, H&M, Next, Clarks, Fat Face, Monsoon, Schuh** and **New Look**.

The centre has 600 car parking spaces on site and attracts an annual footfall in excess of 11.5 m persons.

The subject property is situated on Grapes Lane near to **Superdrug** and **Ernest Jones**.

ACCOMMODATION

The property offers a substantial first floor trading opportunity with full vertical circulation and access via Grapes Lane

	1,523 m ²	16,400 sq ft
First Floor		
Ground Floor	92.90 m ²	1,000 sq ft

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

RATES

We have been verbally advised by the Local Rating Authority that the property is assessed for rating purposes as follows:

Rateable Value	£127,000
Rates Payable 2016/17	£ 63,119
UBR	49.7.p in the £

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

SERVICE CHARGE

The service charge payable for the year 2017 is £63,797 and insurance of £886 plus VAT.

LEGAL COSTS

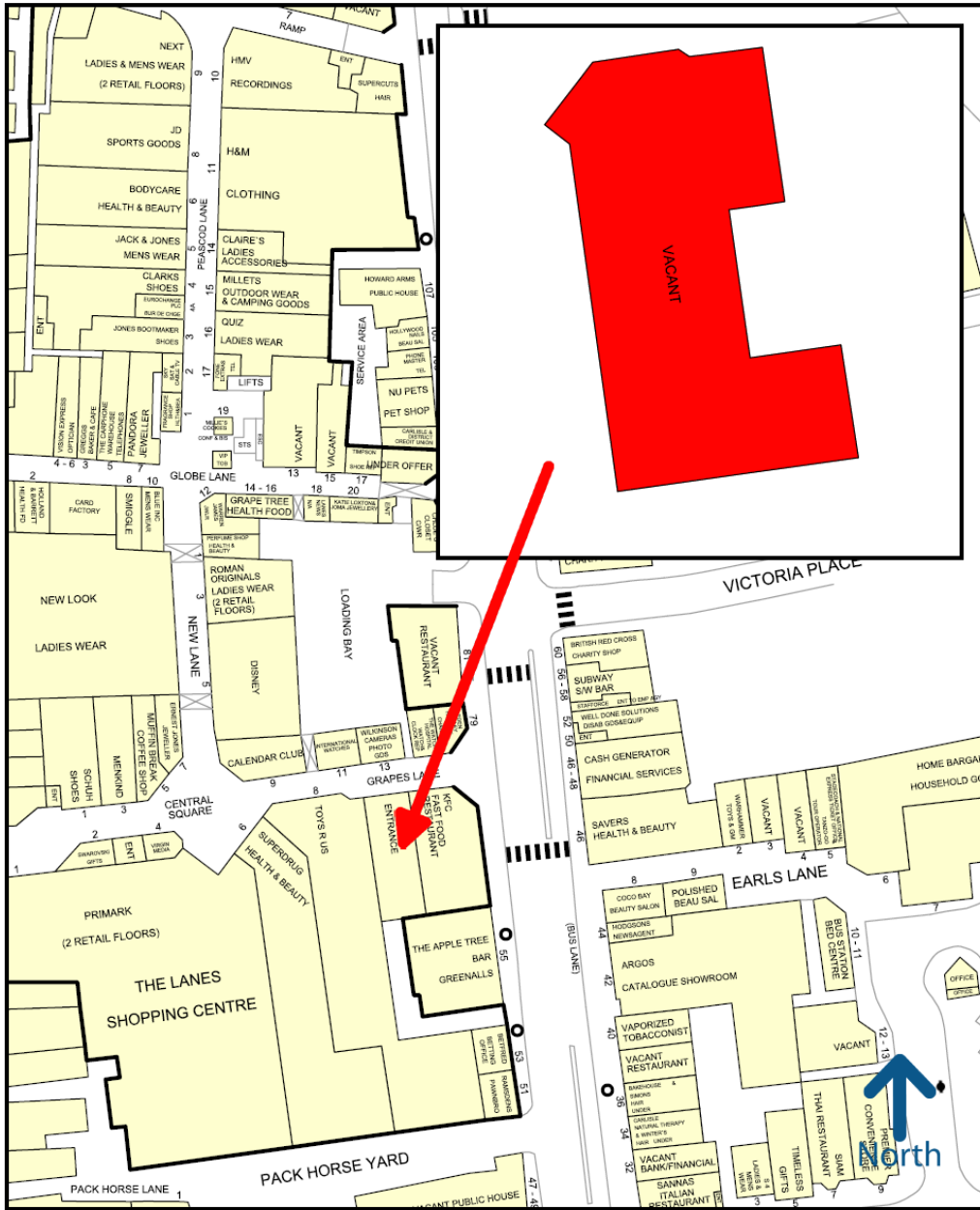
Each party will be responsible for their own legal and professional costs incurred in the transaction.

VIEWING

Strictly by prior arrangement with **Julie Fawley** or **Michael Fawley** on **0113 2347900** or enquire by email on julie@fawleywatsonbooth.com or Michael@fawleywatsonbooth.com or our joint agent Jamieson Mills on 020 7758 0051.



Carlisle



40 metres

Experian Goad Plan Created: 03/03/2017
Created By: Fawley Watson Booth



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