



CARLI SLE

PRIME RETAIL UNIT

**3 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, 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, Fat Face, Monsoon** 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 next to **Schuh** and close to **Monsoon** and **Ernest Jones**.

ACCOMMODATION

The property is arranged over ground and first floors, comprising the following approximate areas:

Ground Floor	140.74 m ²	1,515 sq ft
First Floor	36.66 m ²	616 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

£85,000 pax

RATES

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

Rateable Value	£80,500
Rates Payable 2016/17	£40,009
UBR	49.7p in the £

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

SERVICE CHARGE

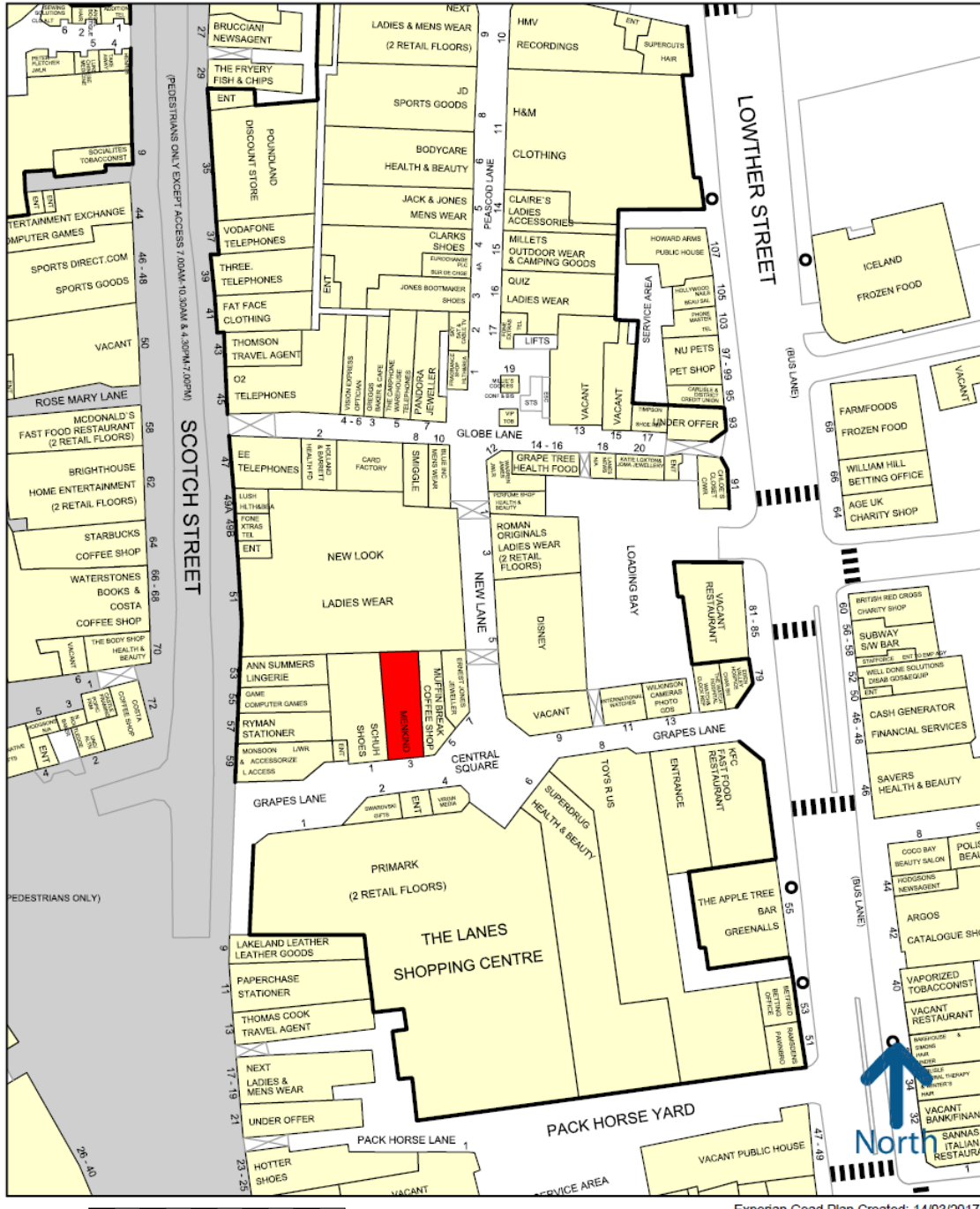
The service charge payable for the year 2017 is £10,865 and insurance of £314 plus VAT.

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.



50 metres

Experian Goad Plan Created: 14/03/2017
Created By: Fawley Watson Booth

**ALL TRANSACTIONS QUOTED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

www.fawleywatsonbooth.com

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