



CARLI SLE

PRIME RETAIL UNIT

**41 SCOTCH STREET
THE LANES SHOPPING CENTRE
CARLISLE**



LOCATION

Carlisle is one of the North of England's principal retail centres drawing on a total catchment of 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, J D Sports, H&M, Next, Primark, Swarovski, 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 in a strong location on Scotch Street nearby retailers including **Thomson Travel, Three Telephones** and **Poundland**.

ACCOMMODATION

The subject property is arranged over ground floor and basement comprising the following approximate areas:

Ground Floor	104.60 m ²	1,126 sq ft
Basement	50.90 m ²	548 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

£70,000 per annum exclusive

RATES

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

Rateable Value	£67,500
Rates Payable 2016/17	£ 33,548
UBR	49.7p in the £

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

SERVICE CHARGE

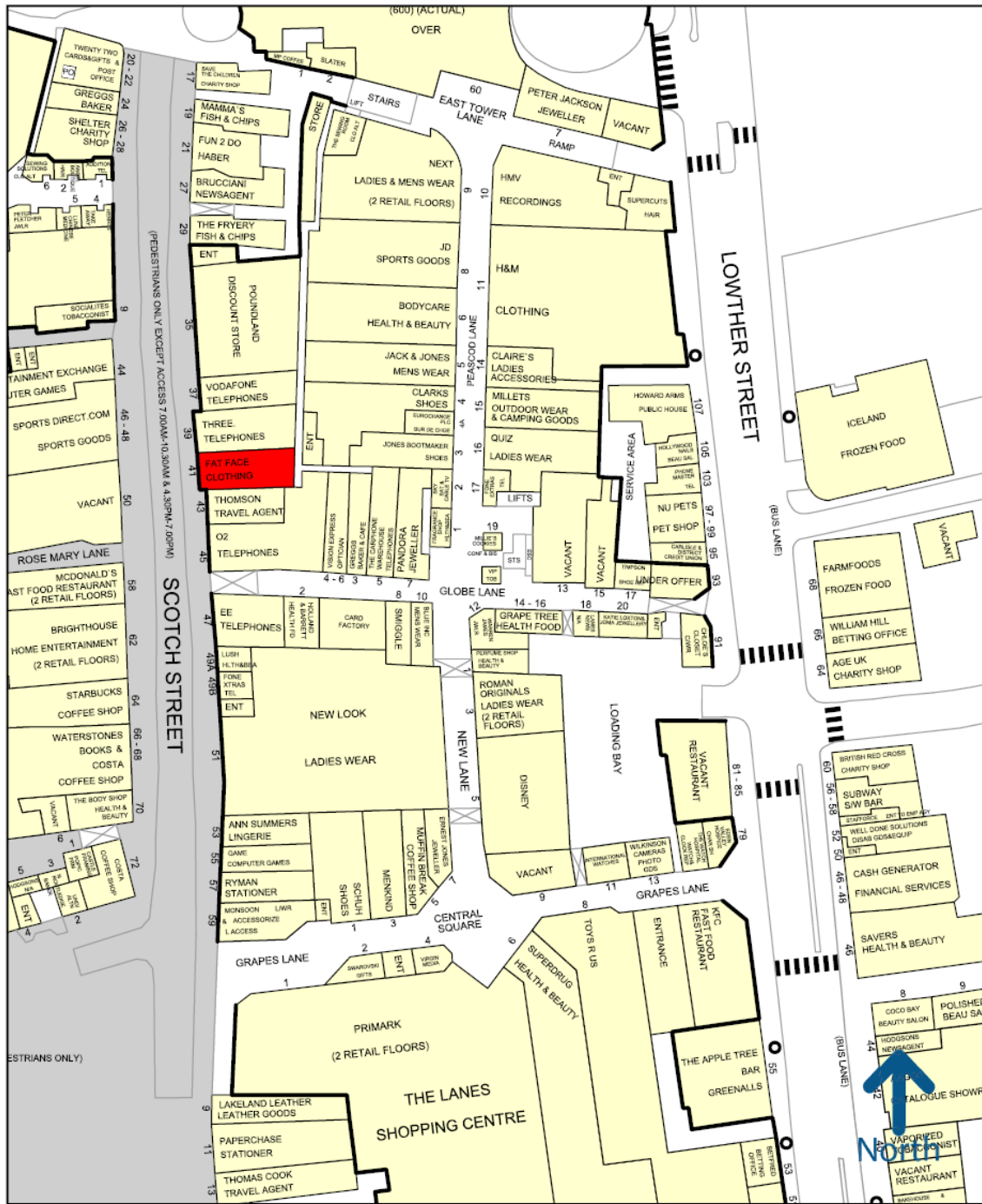
The service charge payable for the year 2017 is £7,000 and insurance of £365 plus VAT.

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.



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

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

www.fawleywatsonbooth.com

Misrepresentation Act 1967 and Property Misdescription Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.