



# CARLI SLE

## FORMER RESTAURANT TO LET

**81-85 LOWTHER 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 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, J D Sports, H&M, Next, Primark, 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 Lowther Street/Lane entrance to the Shopping Centre with **KFC, Pippins Public House, Subway, Argos** and **Primark** nearby.

### ACCOMMODATION

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

Ground Floor	212.56 m <sup>2</sup>	2,288 sq ft
First Floor	174.93 m <sup>2</sup>	1,883 sq ft
Second Floor	143.72 m <sup>2</sup>	1,547 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	£68,500
Rates Payable 2016/17	£34,045
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 to be confirmed.

### LEGAL COSTS

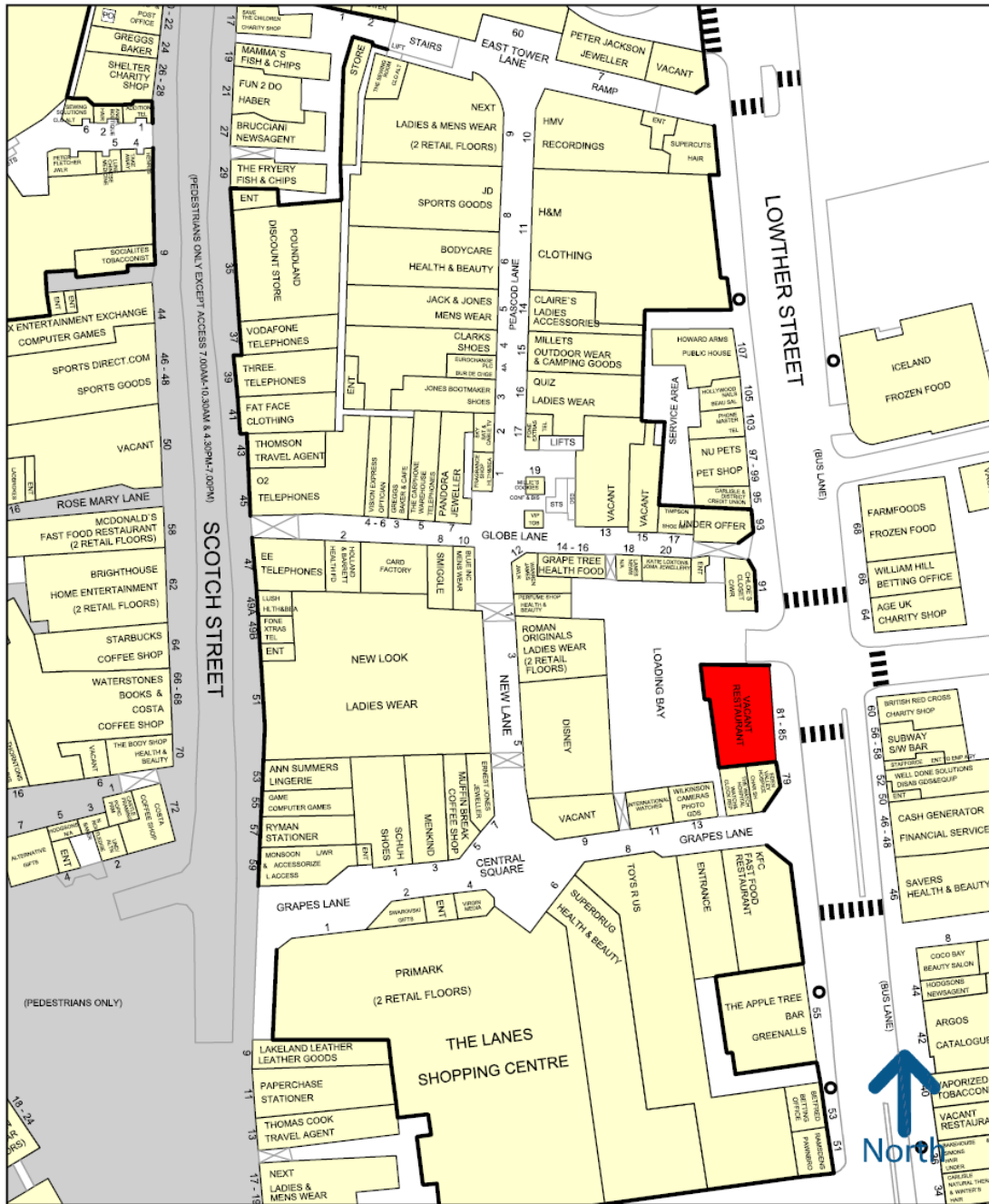
Each party will be responsible for their own legal and professional costs incurred in the transaction.

### VIEWING

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



Carlisle



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