

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

15 GLOBE 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, Superdrug, Lush, Pandora and Monsoon.**

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 the very busy thoroughfare of Globe Lane with nearby retailers including **Pandora and Greggs.**

ACCOMMODATION

The subject property is to be extended to provide a ground floor lock up, comprising the following approximate area:

Ground Floor	89.18 m ²	960 sq ft
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*First floor ancillary accommodation may be made available.

RENT

On application.

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.

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RATES

The rates will have to be reassessed upon completion of the reconfiguration.

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

SERVICE CHARGE

The service charge payable for the year 2018 is £23,971 plus VAT and insurance of £122.

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.

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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