

# FAWLEY · WATSON · BOOTH

## RETAIL & COMMERCIAL PROPERTY CONSULTANTS

### 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, 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 Grapes Lane next to **Schuh** and close to **Monsoon and Ernest Jones.**

#### ACCOMMODATION

The property is arranged at ground and first floor providing the following approximate areas:

Ground Floor	140.74 m <sup>2</sup>	1,515 sq ft
First Floor	57.23 m <sup>2</sup>	616 sq ft

#### RENT

£85,000 pax

#### 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

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

Rateable Value                   £62,500  
Rates Payable (2018/19)       £32,126

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 £11,914 and insurance 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.

#### ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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 constructed 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. The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from Royal Institute of Chartered Surveyors, telephone No: 020 7334 380

