

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

5 NEW 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 in a 100% prime position with nearby retailers including **Ernest Jones** and **The Perfume Shop**.

ACCOMMODATION

The subject property is arranged at ground floor and first floor levels, comprising the following approximate areas:

Ground Floor	230.59 m ²	2,482 sq ft
First Floor	82.41 m ²	887 sq ft

❖ The unit may be extended to provide a ground floor area of up to 4,000 sq ft. Details on application.

RENT

£130,000 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.

