

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

91 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, Primark, J D Sports, H&M, Next, Monsoon, Superdrug, Lush and Pandora.**

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/Globe Lane entrance to the Shopping Centre with **Katie Loxton, Grape Tree, Timpson and Iceland** nearby.

ACCOMMODATION

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

Ground Floor	52.86 m ²	569 sq ft
First Floor	27.03 m ²	291 sq ft

RENT

£30,000 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.

