

# TO LET

## 10 Grapes Lane The Lanes Shopping Centre Carlisle



### Location

Carlisle is a major retail centre within the North of England. The city is the regional and economic capital for a catchment covering 1.34m people. Tourism visits total c.8 million annually.

The Lanes Shopping Centre is the dominant element of retail in the city centre and is home to well known high street names including Primark, Next, Debenhams, Deichmann, River Island, H&M, JD, Clarks, Pandora and Katie Loxton.

The centre boasts a 625 space multi-storey car park.

This large first floor unit has an entrance off Grapes Lane, adjacent to New Look and close to the Lowther Street entrance.

### Accommodation

Extremely prominent first floor glazing visible from Central Square, offering excellent signage and branding opportunities.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,000	92.9
First Floor	16,400	1,523.6

### Rent

Upon Application

### Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Business Rates

The unit has a 2020 rateable value assessment of £127,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

### Service Charge

The service charge payable for the year 2020 is £71,131

### EPC

Energy Performance Asset Rating - Available on Request

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared January 2020

Viewing Strictly through the joint letting agents.

Barker Proudlove

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