

# FOR SALE

81-85  
Lowther Street  
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 unit is located externally on Lowther Street and is a highly visible unit ideally suited to a restaurant / bar use.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	2,288	212.6
First Floor	1,883	174.9
Second Floor	1,547	143.7

## Price

Freehold and Leasehold offers will be considered. Further details upon application.

## Tenure

Freehold or Leasehold.

## Business Rates

The unit has a 2020 rateable value assessment of £57,000. For further details visit Gov.uk or contact the business rates department in the local authority.

## 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 selling agents.

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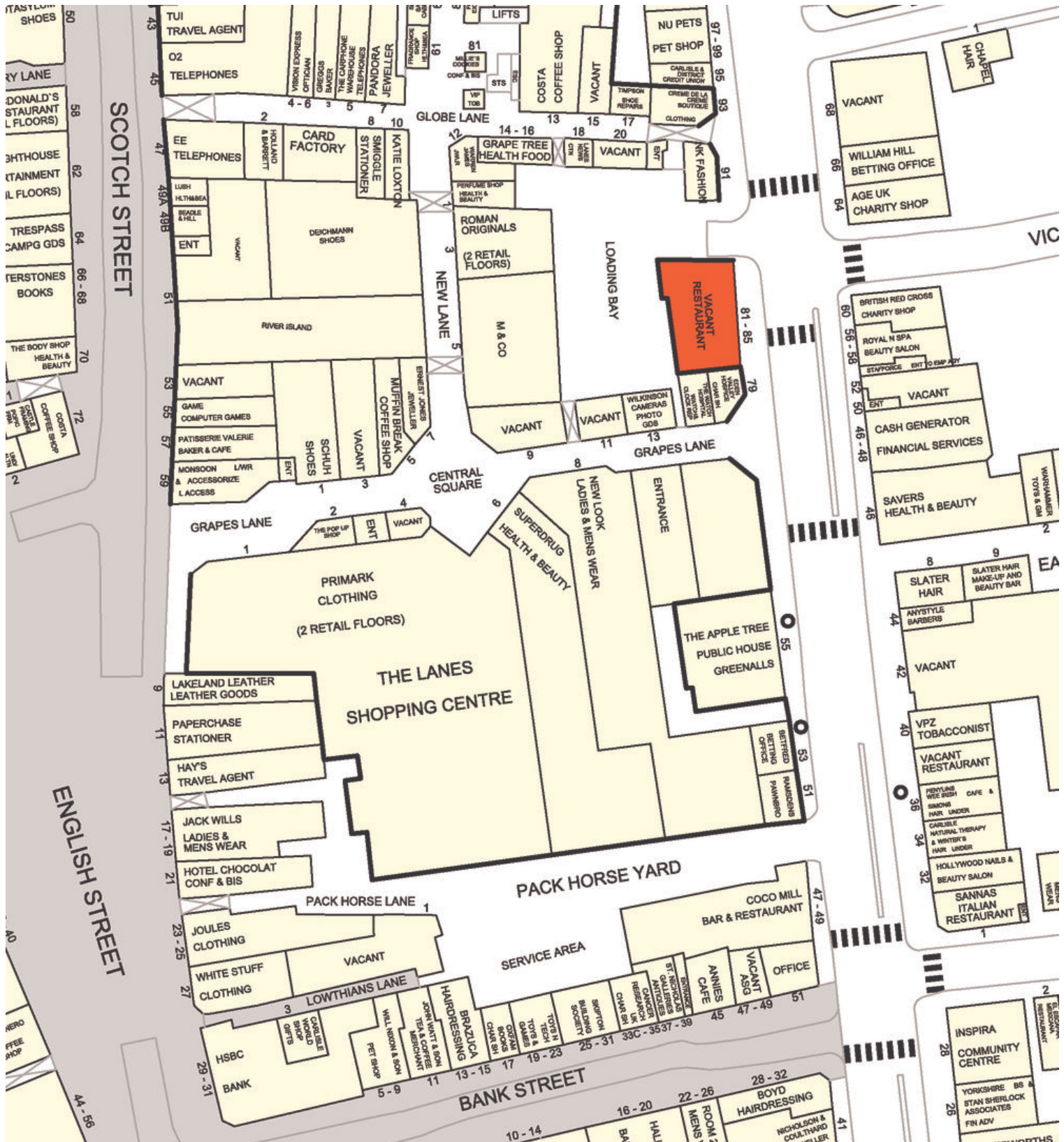
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