

# To Let



## Carlisle

10 Grapes Lane, The Lanes Shopping Centre

Total Area: 17,400 sq ft (1,616.5 sq m)

Rent on Application

## Location & Description:

- 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 circa 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, 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.

### Demise:

Ground Floor 1,000 sq ft (92.9 sq m)  
First Floor 16,400 sq ft (1,523.6 sq m)  
Extremely prominent first floor glazing visible from Central Square, offering excellent signage and branding opportunities

### Rent:

Available upon application.

### Lease:

A new eFRI lease for a term of years to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - C.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £91,500.

### Date Prepared:

May 2024

### Contact Us:

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