

To Let



Carlisle

77 Lowther Street, The Lanes Shopping Centre

Ground Floor: 3,453 sq ft (320.8 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 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, Deichmann, River Island, H&M, JD, Clarks, Pandora and Katie Loxton.**
- **The centre boasts a 625 space multi-storey car park.**
- **This unit is on the corner of Lowther Street and Grapes Lane and is a highly visible unit which is part of one of the entrances to The Lanes Shopping Centre.**

Demise:

Ground Floor 3,453 sq ft (320.8 sq m)
First Floor 1,927 sq ft (179 sq m)
Occupying an extremely prominent corner location fronting external Lowther Street and internal Grapes Lane, the unit provides a fantastic A3/A4 opportunity subject to consents.

Rent:

Available upon request.

Lease:

A new eFRI lease for a term to be agreed. Short term pop-up occupancy also considered.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £60,000.

Date Prepared:

May 2024

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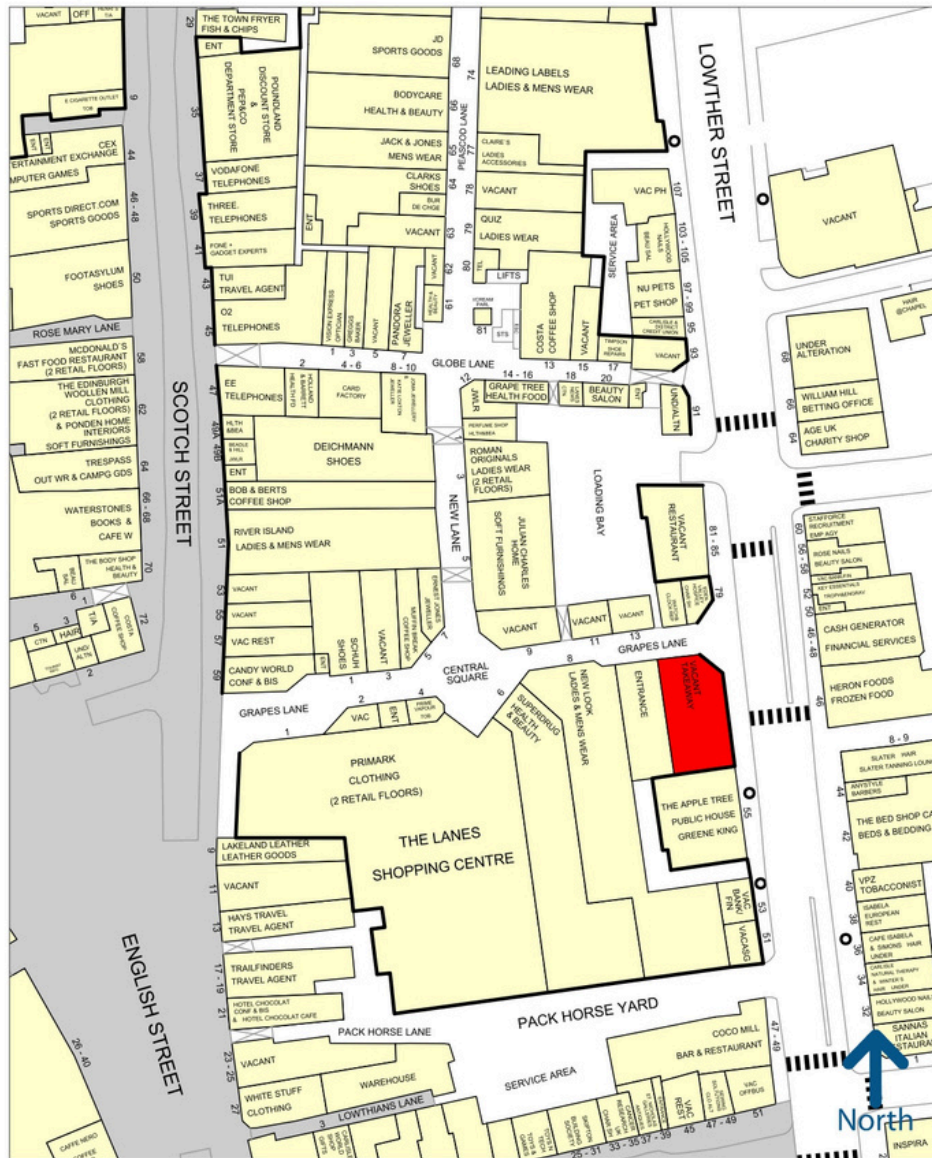
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Carlisle



Experian Goad Plan Created: 03/06/2024
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50 metres
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