



## SHOPPING CENTRE PROPERTY / CLASS E

11 Peascod Lane (Unit 83) The Lanes Shopping Centre, Carlisle



**Rent: On application**

**Ground Floor Area**

9,540 Sq ft / 886 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**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, Deichmann, River Island, JD, Clarks, Pandora and Katie Loxton. The centre boasts a 625 space multi-storey car park.

The subject unit is situated on prime Peascod Lane amongst retailers such as Next, JD Sports, Jack Jones and Clarks.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	9540	886
Basement	2370	220

**Rent:**

Upon Application

**Business Rates:**

The premises currently has a rateable value of £168,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

Available on request.

**EPC:**

Energy Performance Asset Rating - C

**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.

**Date Prepared:**

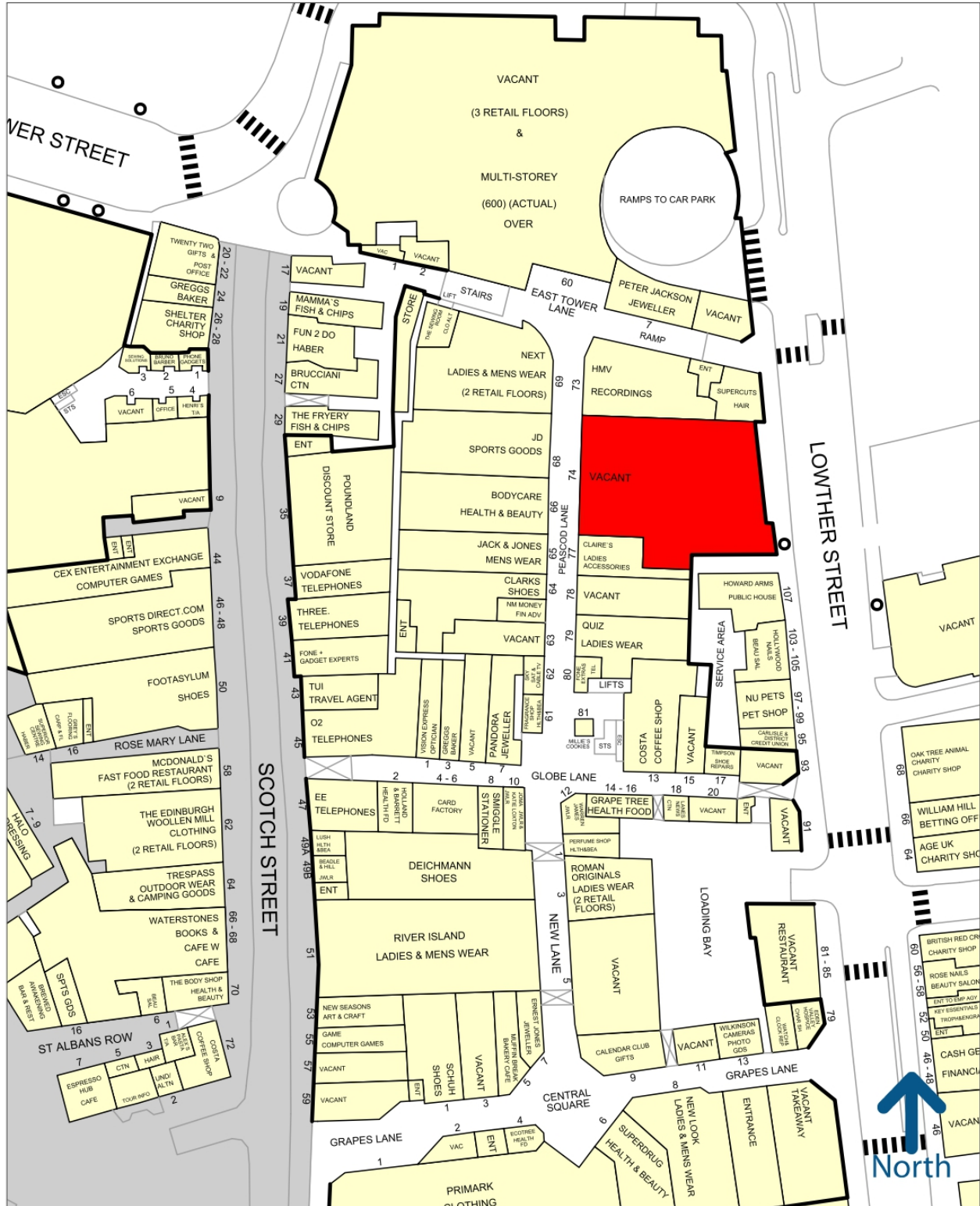
August 2022

Subject to Contract

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Carlisle



50 metres

Experian Goad Plan Created: 08/08/2022  
Created By: Barker Proudlove Ltd