



SHOPPING CENTRE PROPERTY / CLASS E
57 Scotch Street The Lanes Shopping Centre, Carlisle



Rent: On application
Ground Floor Area
1,394 Sq ft / 130 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

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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 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 unit is externally facing on Scotch Street. Local retailers include River Island, Bob & Berts and many others.

Demise:	Sq Ft	Sq M
Ground Floor	1394	129.5
First Floor	430	39.9

Rent:

Upon Application.

Tenure:

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £63,000. 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

Service Charge:

The on-account service charge for the year 2023 stands at approximately £12,485.

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:

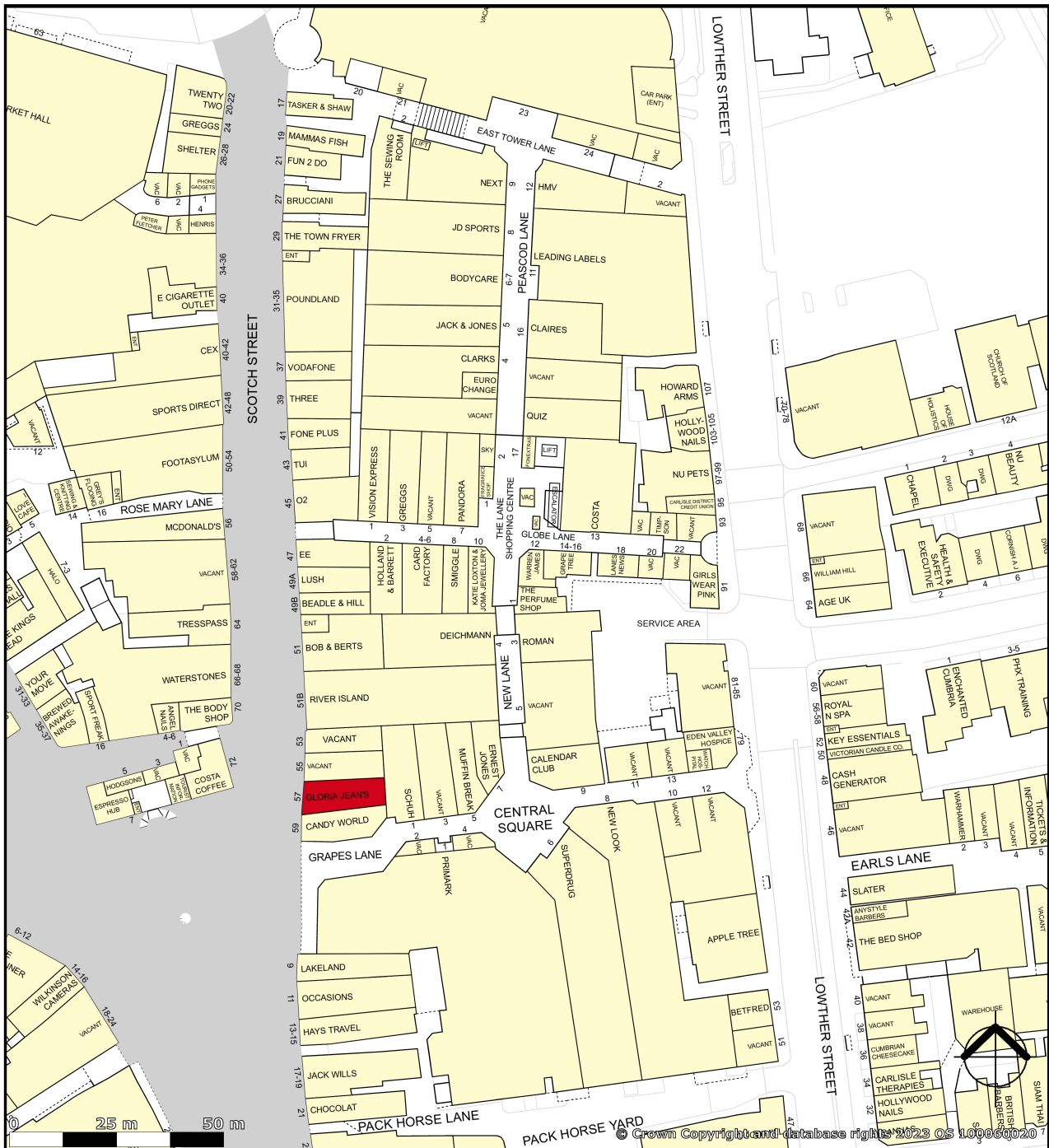
July 2023

Subject to Contract

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57 Scotch Street, The Lanes, Carlisle



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