

To Let-Under Offer



Carlisle

55 Scotch Street, The Lanes Shopping Centre

Ground Floor: 1,026 sq ft (95.31 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, JD, Clarks, Pandora and Katie Loxton.**
- **The centre boasts a 625 space multi-storey car park.**
- **The subject unit is situated on Scotch Street amongst retailers such as Lush, River Island, McDonalds, Starbucks and Waterstones.**

Demise:

Ground Floor 1,026 sq ft (95.31 sq m)
First Floor 403 sq ft (37.44 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term of years to be agreed. Short term occupancy also considered.

Service Charge:

On-account service charge for the current year stands at approximately £7,339.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £38,500.

Date Prepared:

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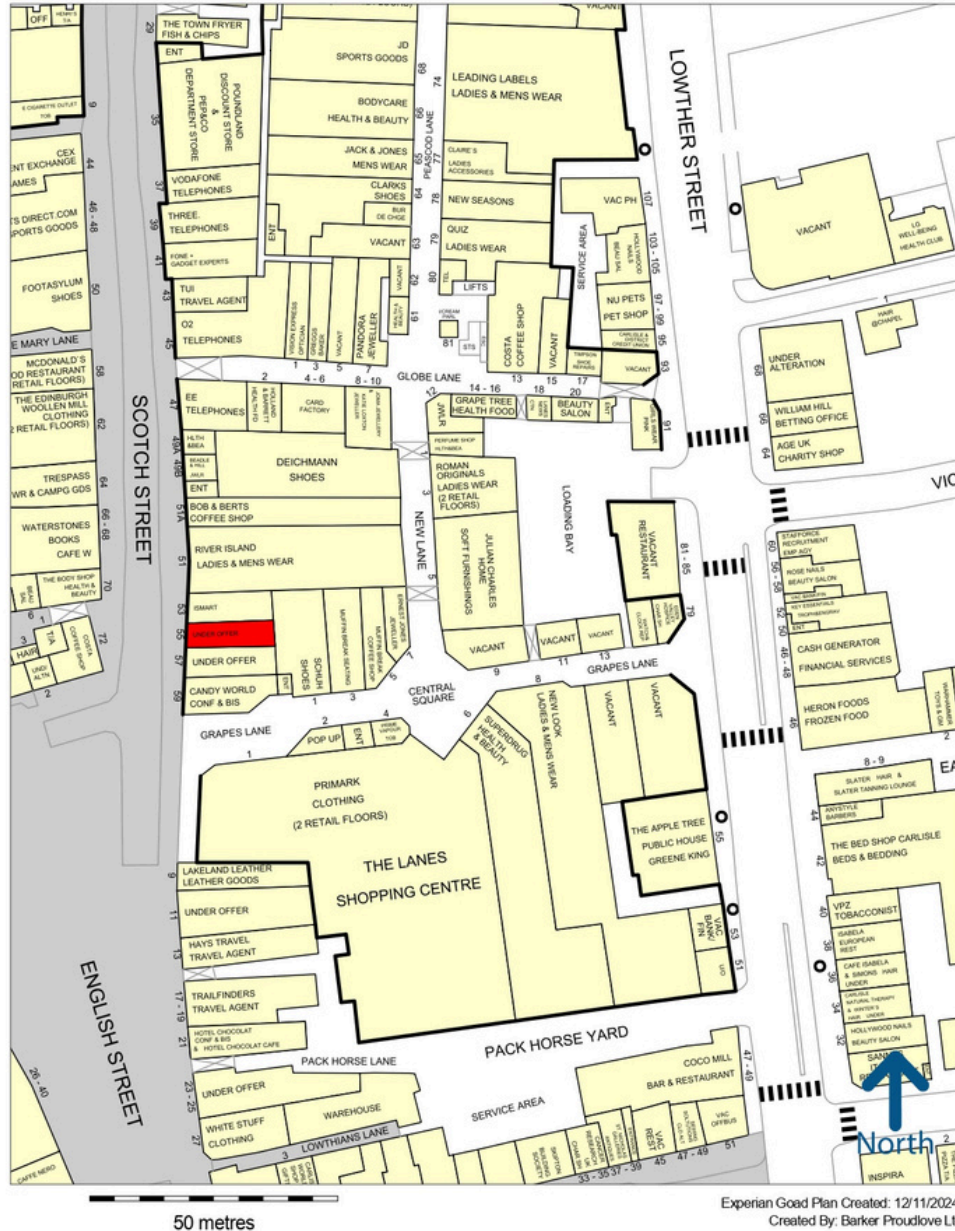
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Carlisle



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