

# To Let



## Carlisle

3 East Tower Lane, The Lanes Shopping Centre

515 sq ft (47.85 sq m)

Rent: £10,000 PAX

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**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 unit is on East Tower Lane, one of the side entrances to The Lanes Shopping Centre. Directly opposite is The Sewing Room.**

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**Demise:**

Ground Floor 515 sq ft (47.85 sq m)

**Rent:**

£10,000 per annum exclusive.

**Lease:**

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

A short term pop-up occupancy also considered.

**Service Charge:**

On-account service charge stands at approximately £3,545.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own. costs.

**Rating Assessment:**

Rateable Value (April 2023) - £9,600.

**Date Prepared:**

May 2024

**Contact Us:**

**Jessica Swain**

07885 127366

[jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)

**Tom Prescott**

07841 168163

[tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

**Joint Agent:**

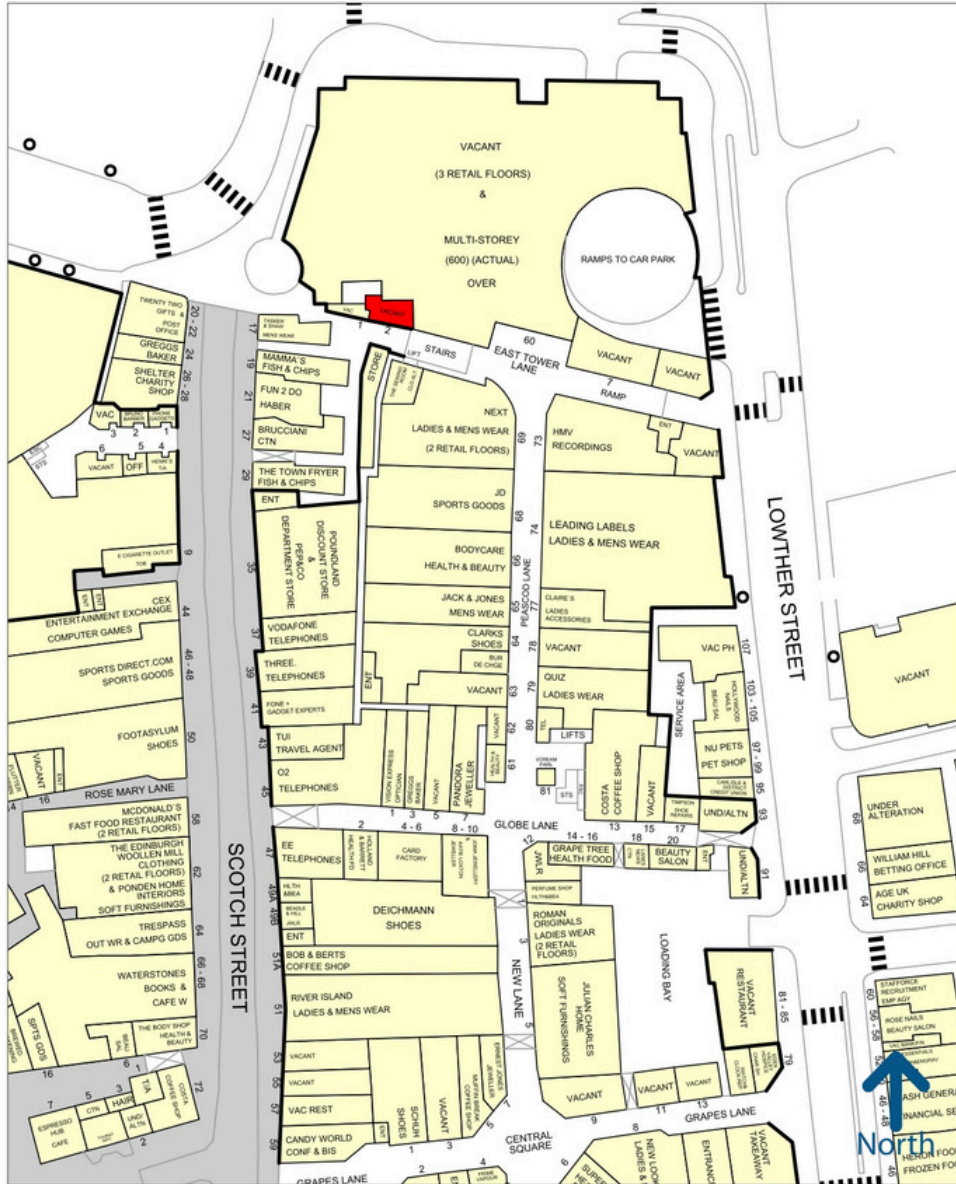
**Jamieson Mills**

Jamie Simister

020 3746 6882



Carlisle



50 metres  
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