

# To Let



## Carlisle

51 Lowther Street, The Lanes Shopping Centre

490 sq ft (45.6 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 located on Lowther Street, close to a Greene King Pub and several independent restaurants.

**Demise:**

Ground Floor 490 sq ft (45.6 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 would also be considered.

**Service Charge:**

On-account service charge for the current year stands at approximately £3,599.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £12,500.

**Date Prepared:**

February 2025

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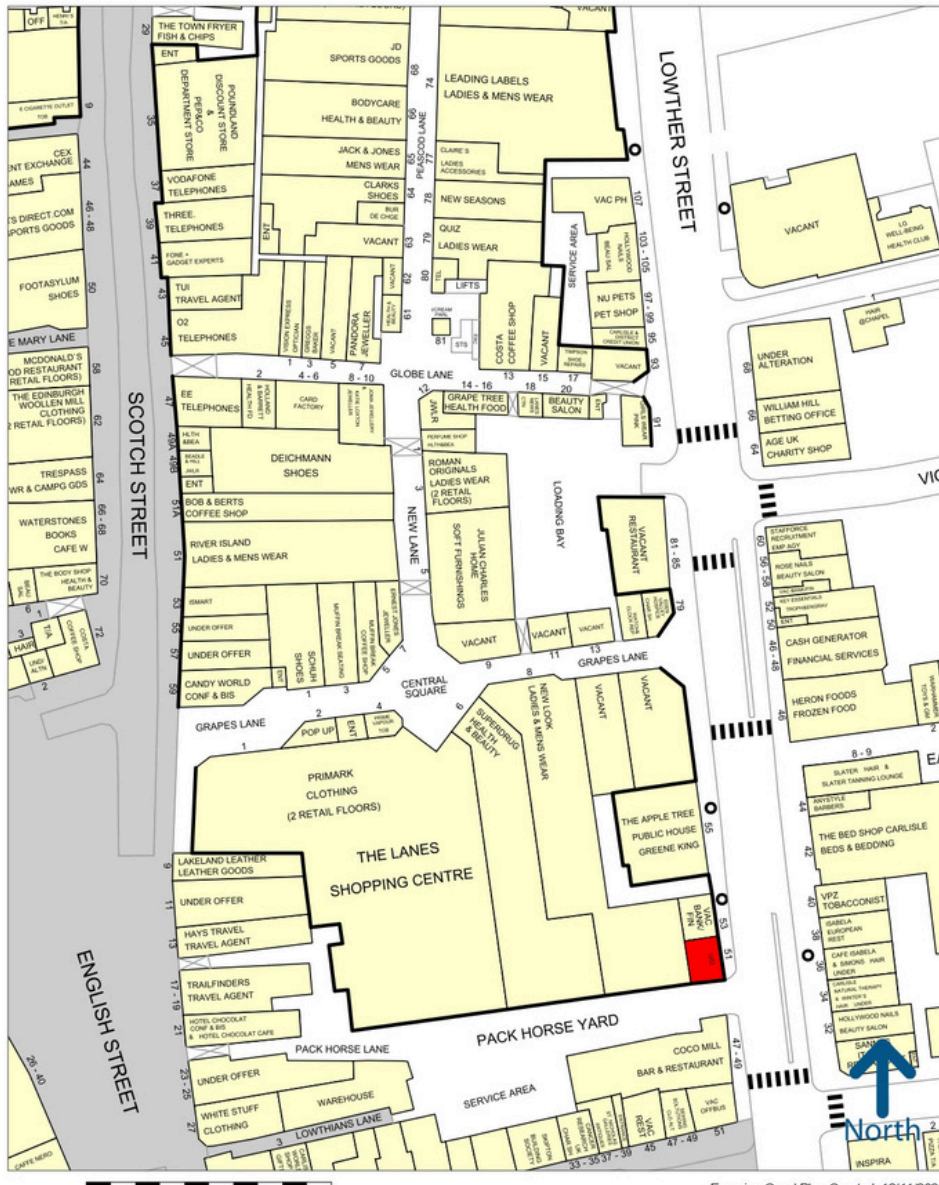
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Carlisle



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