

To Let



Carlisle

53 Lowther Street, The Lanes Shopping Centre

996 sq ft (92.53 sq m)

Rent: £15,000 PAX

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 996 sq ft (92.53 sq m)

Rent:

£15,000 per annum exclusive.

Lease:

A new eFRI lease for a term to be agreed. Short term pop-up occupancy will be considered.

Service Charge:

On-account service charge for the current year stands at approximately £3,963.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £16,500.

Date Prepared:

November 2024

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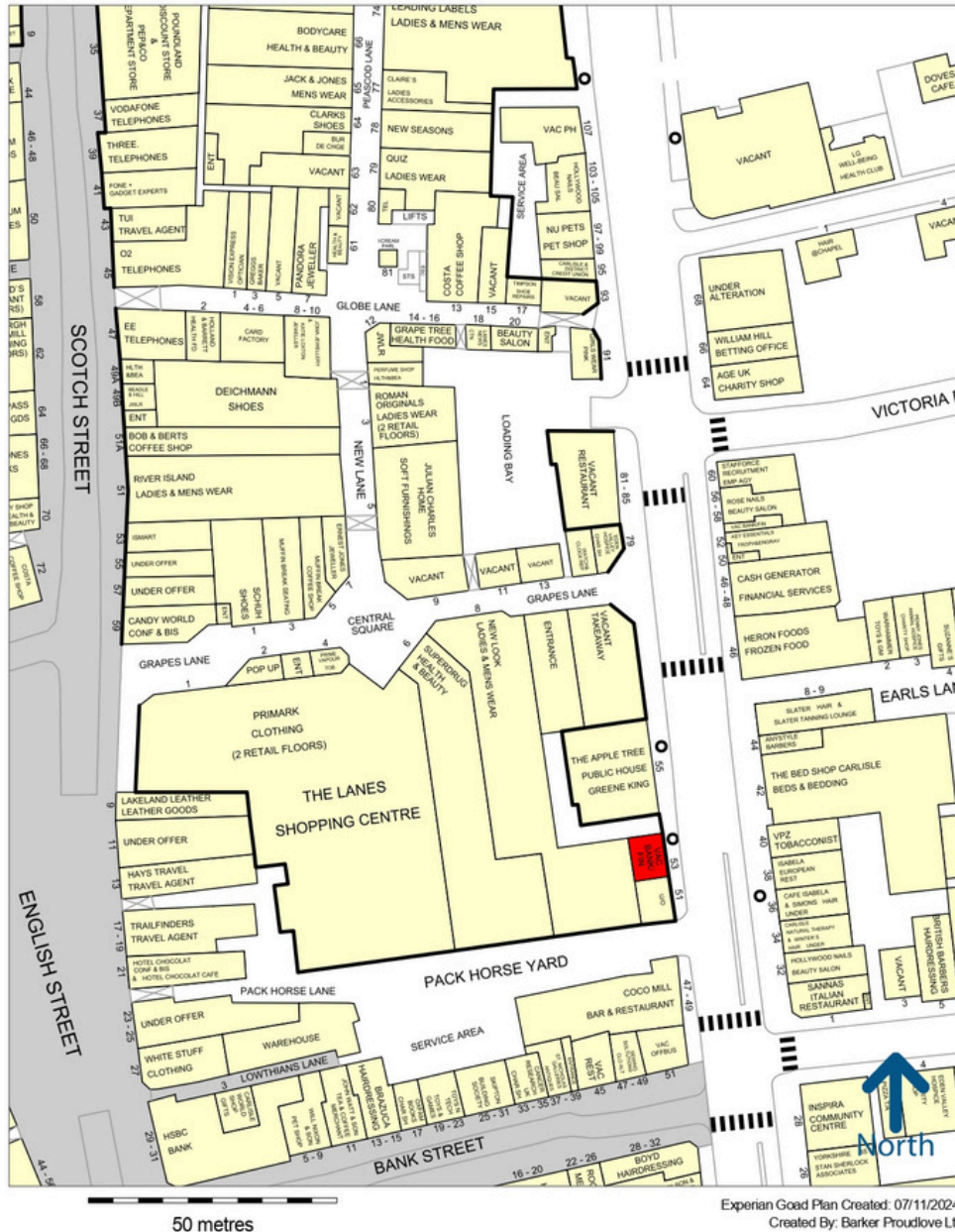
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Carlisle



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