

# To Let



## Carlisle

3 Peascod Lane (Unit 63), The Lanes Shopping Centre

Ground Floor: 1,037 sq ft (93.34 sq m)

Rent on Application

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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, JD, Clarks, Pandora and Katie Loxton.**
- **The centre boasts a 625 space multi-storey car park.**
- **The subject unit is situated on prime Peascod Lane amongst retailers such as Next, JD Sports, Jack Jones and Clarks.**

**Demise:**

Ground Floor Sales 1,037 sq ft (93.34 sq m)  
Basement Ancillary 824 sq ft (76.55 sq m)

**Rent:**

Available upon request.

**Lease:**

Subject to formal vacant possession, a new lease is available for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £36,000.

**Date Prepared:**

November 2024

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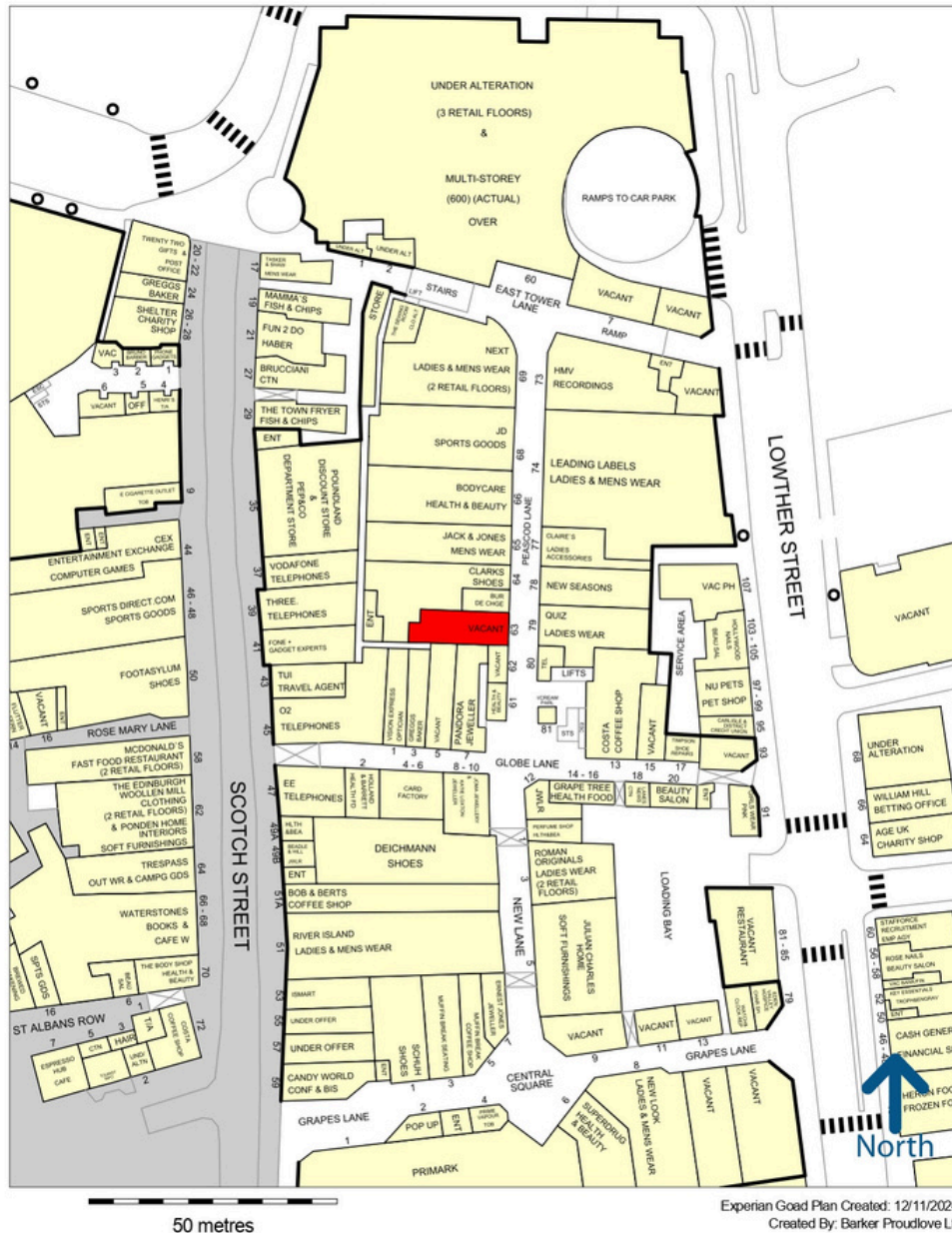
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Carlisle



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