

# FAWLEY · WATSON · BOOTH

## RETAIL & COMMERCIAL PROPERTY CONSULTANTS

51 SCOTCH STREET  
THE LANES SHOPPING CENTRE  
CARLISLE



### LOCATION

Carlisle is one of the North of England's principal retail centres drawing on a total catchment of over 330,000 persons and a primary catchment in excess of 124,000, a strong tourist industry and large student population.

The 500,000 sq ft Lanes Shopping Centre dominates retailing in the city with 70 units let to tenants including **Debenhams, Primark, J D Sports, H&M, Next, Superdrug, Lush, Pandora and Monsoon.**

The centre has 600 car parking spaces on site and attracts an annual footfall in excess of 11.5 m persons.

The subject property is situated in a strong location on Scotch Street nearby retailers including **EE, Monsoon, Waterstones, Primark** and opening soon **River Island.**

### ACCOMMODATION

The property is arranged over ground floor and basement floors comprising the following approximate area:s

Ground Floor	248.88 m <sup>2</sup>	2,679 sq ft
First Floor	81.84 m <sup>2</sup>	881 sq ft

### RENT

On Application

### LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

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### RATES

The unit is yet to be reassessed for rating purposes.

Interested parties are advised to make their own enquiries to the Local Rating Authority.

### SERVICE CHARGE/INSURANCE

The service charge payable for the year 2019 is estimated to be £26,405 and insurance of £1,147.

### LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

### VIEWING

Strictly by prior arrangement with Julie Fawley or Michael Fawley on 0113 2347900 or enquire by email on [julie@fawleywatsonbooth.com](mailto:julie@fawleywatsonbooth.com) or [Michael@fawleywatsonbooth.com](mailto:Michael@fawleywatsonbooth.com) or our joint agent Jamieson Mills on 020 7758 0051.

### ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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