

## RETAIL

**4, Grapes Lane  
The Lanes Shopping Centre  
Carlisle  
CA3 8NH**



## EXISTING LEASE AVAILABLE

### LOCATION

The premises immediately adjoin an entrance to **Primark**, whilst opposite **Muffin Break**, **Ernest Jones** and **Schuh**.

### ACCOMMODATION

The premises benefit from the following approximate net internal floor areas:-

Ground Floor Sales:	44.13 m <sup>2</sup>	(475 ft <sup>2</sup> )
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**WILLIAMS ■ GUNTER ■ HARDWICK**

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 [www.wghproperty.co.uk](http://www.wghproperty.co.uk)

# 0117 922 1222



Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.  
More information can be found at [www.pai.uk.com](http://www.pai.uk.com)

## **LEASE**

An existing 3 year full repairing and insuring lease to expire 11<sup>th</sup> September 2019.

The lease is contracted outside the Landlord & Tenant Act 1954.

## **RENT**

£40,000 per annum exclusive.

## **SERVICE CHARGE & INSURANCE**

We understand that these are £2,837 and £105 respectively for the current year.

## **TERMS**

Nil premium.

Virgin Media are prepared to surrender their lease before expiry allowing the landlord to grant a new lease.

## **RATES**

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £38,000.

For verification purposes, interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk)

## **LEGAL COSTS**

Each party to bear their own costs incurred in any transaction.

## **VAT**

All figures within these terms are exclusive of VAT where applicable.

## **EPC**

A certificate rated 'C' is available on request.

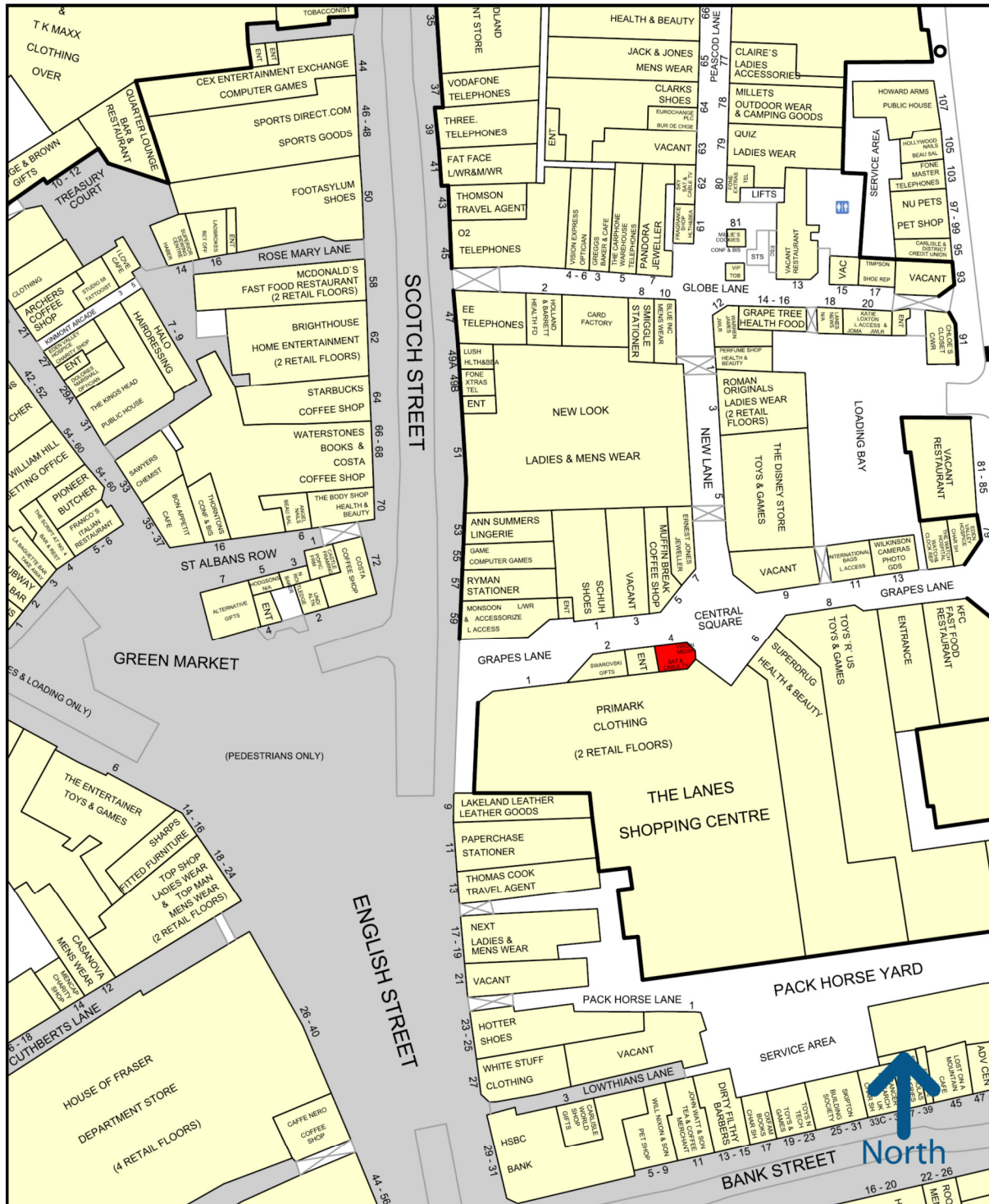
## **VIEWING & FURTHER INFORMATION**

Staff are **unaware** of any disposal proposals so all enquiries strictly via:

**Stuart Williams** - ([stuart@wghproperty.co.uk](mailto:stuart@wghproperty.co.uk)) or  
**Bridget Hardwick** - ([bridget@wghproperty.co.uk](mailto:bridget@wghproperty.co.uk)) or  
**Steve Cullis** - ([steve@wghproperty.co.uk](mailto:steve@wghproperty.co.uk)) at this office.

**SUBJECT TO CONTRACT**

**MAY 2018**



Experian Goad Plan Created: 09/05/2018  
Created By: Williams Gunter Hardwick



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