

To Let/May Sell

27 Fisher Street  
Carlisle  
CA3 8RF

Edwin  
Thompson



- Well located retail unit within Carlisle City Centre
- Attractive shop frontage
- Ground floor sales of approximately 480 sq ft
- To Let - £13,000 per annum exclusive

Ref: M409

FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

T: 01228 548385  
F: 01228 511042  
E: carlisle@edwin-thompson.co.uk  
W: edwinthompson.co.uk

Edwin  
Thompson



#### LOCATION

Fisher Street is situated within Carlisle City Centre and is one of the main retail thoroughfares leading on to Green Market and Scotch Street. Providing a link through from Scotch Street to Fisher Street, Treasury Court is a contemporary courtyard in this historic, cultural area in the centre of Carlisle. The Lanes Shopping Centre is a short walk to the south east of the premises and The Eden Centre and The Market are directly to the north.

The subject property is situated on Fisher Street benefitting from Treasury Court commercial quarter and other nearby occupiers including Your Move, Cranstons Butchers, Cumberland Building Society and TK Maxx.

#### DESCRIPTION

27 Fisher Street provides a ground floor mid-terrace retail shop with direct access and retail frontage onto Fisher Street. The property has an attractive timber framed facade and entrance leading into an open plan sales area. There are provisions for a kitchen point to the rear and staff WC.

#### SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

#### ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor Sales: 44.64m<sup>2</sup> (480 sq ft)  
Shop width: 3.75m 12.30 ft  
Shop depth: 10.18m 33.40 ft

#### LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £13,000 per annum exclusive.

#### VAT

All figures quoted are exclusive of VAT where applicable.

#### RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £11,250.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Carlisle City Council, telephone number 01228 817234

#### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C58 and a copy of the Energy Performance Certificate is available upon request.

#### LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

#### VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Ruth Richardson – r.richardson@edwin-thompson.co.uk

Tel: 01228 548385  
www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

#### IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in December 2022