

To Let - Town Centre Office

54 Fisher Street
Carlisle
Cumbria
CA3 8RF

Edwin
Thompson



- Excellent location within Carlisle city centre
- Total approximate net internal area 56.88 sq m (612.25 sq ft)
- Recently refurbished, LED lights installed
- To Let - £6,000 per annum

Ref: B60W

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LOCATION

The premises is situated within Carlisle town centre in the North West of England. Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

The City of Carlisle has a residential population of around 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The subject property provides a modern first floor office on the popular Fisher Street within Carlisle's historic quarter. The office is situated above the ground floor retail pitch occupied by Debra Charity, a popular retail operator. Internally, the property is arranged as an open plan office, with a kitchen area, WC and entrance way on the ground floor to Fisher Street. The premises has new LED lighting, plastered painted walls and ceiling, and new electric panel radiators.

ACCOMMODATION

The property provides the following approximate net internal areas:

Total approximate Net Internal Area: 56.88 sq m (612.25 sq 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 £6,000 per annum exclusive.

RATEABLE VALUE

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.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the building can be available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale 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

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