To Let - Town Centre Office

54 Fisher Street Carlisle Cumbria CA3 8RF





- 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



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



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.

RATFABLE 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 preperation and settlement of the sale documentation together with any VAT thereon.

VIEWING

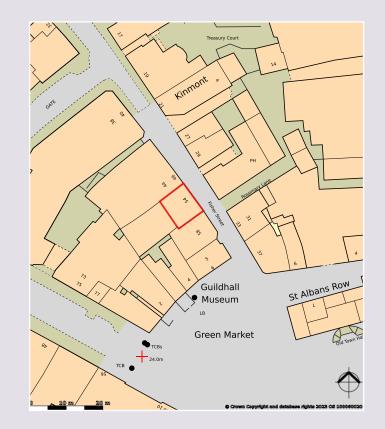
The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk Ruth Richardson - r.richardson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk





IMPORTANT NOTICE

- IMPORTANT NOTICE
 Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:
 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.
 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.
 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 no behalf of the Vendor.
 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.
 These particulars were prepared in January 2023

Regulated by RICS

RICS property professionalism

Carlisle Galashiels Kendal Keswick Newcastle Windermere

Berwick upon Tweed 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.