

TO LET
Guildhall Chambers,
29 Fisher Street, Carlisle, CA3 8RF

Edwin
Thompson



- Well located commercial opportunity within Carlisle City Centre
- Versatile space currently used as an office
- Could lend itself to a number of alternative uses subject to obtaining the relevant consents
- Total Area 87.57 m² (943 sq ft)
- To Let - £6,000 per annum exclusive

LOCATION

Fisher Street is situated within Carlisle City Centre and is one of the main thoroughfares leading on to Green Market and Scotch Street. Fisher Street has a variety of commercial uses, including Cranstons, Pioneer, The Old Bank, Franco's Restaurant and The Kings Head pub. Nearby national operators include TK Maxx, McDonalds and Sports Direct. The Lanes Shopping Centre is a short walk to the east of the premises and The Market are directly to the north.

The City of Carlisle has a residential population of 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

29 Fisher Street provides first floor commercial accommodation which is currently used as an office, however, could lend itself to a number of alternative uses subject to the prospective tenant obtaining the relevant consents.

The property has an attractive interior with original sash windows and cornicing to the front elevation, in contrast to a modern kitchenette and break out space to the rear. The property offers two rooms fronting onto Fisher Street which are divided by the staircase leading up to the accommodation. There are two rooms to the rear, in addition to another smaller kitchenette and WC. Internally the walls are plastered and painted with vinyl flooring and LED lighting throughout.

SERVICES

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

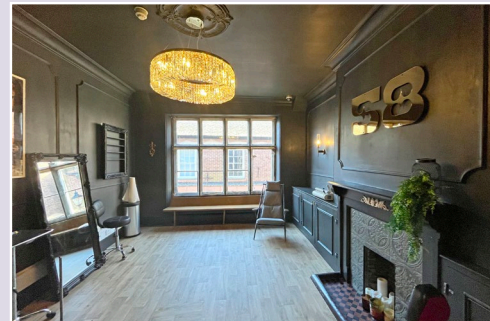
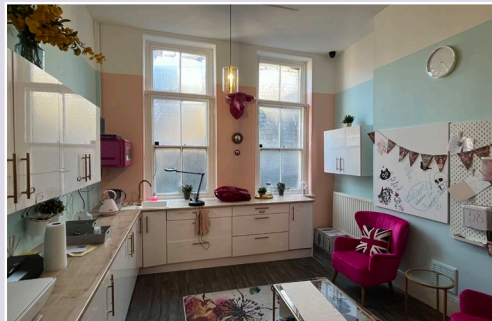
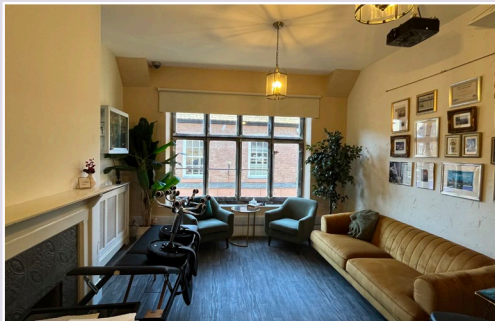
ACCOMMODATION

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

First Floor Offices 87.57 m² (943 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.



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 £6,100.

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

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

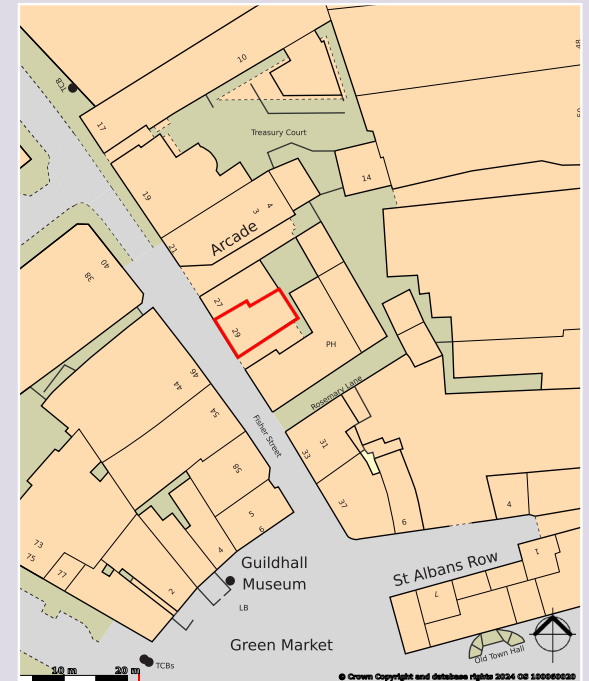
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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

Erika Norman – e.norman@edwin-thompson.co.uk

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