

TO LET Attractive Retail and Office Premises

54-56 Fisher Street
Carlisle
CA3 8RF

Edwin
Thompson



- Well located retail unit within Carlisle City Centre
- Attractive Shop Frontage
- Ground Floor Sales of approximately 1,950 sq ft and First Floor Offices of approximately 765 sq ft

To Let – £30,000 per annum exclusive

Ref: B60U

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LOCATION

54-56 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.

The attached GOAD plan shows the location of the premises shaded red (for identification purposes only).

DESCRIPTION

The subject property provides a ground floor open plan retail unit with rear staff room, stock room and WC. The first floor provides an open plan office area with WC.

The premises benefits from an excellent trading position with a double fronted timber retail shop window and double pedestrian door. The first floor offices benefit from their own access, however should the unit be let as one an interconnecting door could be put in to make it as one.

The property is accessed directly from Fisher Street and provides refurbished retail accommodation which is in shell condition and suitable for immediate tenant fit out.

ACCOMMODATION

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

Ground Floor Sales	181.16m ²	(1,950 sq ft)
First Floor Offices	71.07m ²	(765 sq ft)
Total approximate net internal area	252.23m ²	(2,715 sqft)

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £30,000 per annum exclusive.

All enquiries to sole agents Edwin Thompson.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

RATEABLE VALUE

The VOA website states that 54-56 Fisher Street has a Rateable Value of £34,500 and is described as a shop & premises.

Prospective tenants should check the exact rates payable with Carlisle City Council, telephone number 01228 817234.

LEGAL COSTS

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

VIEWING

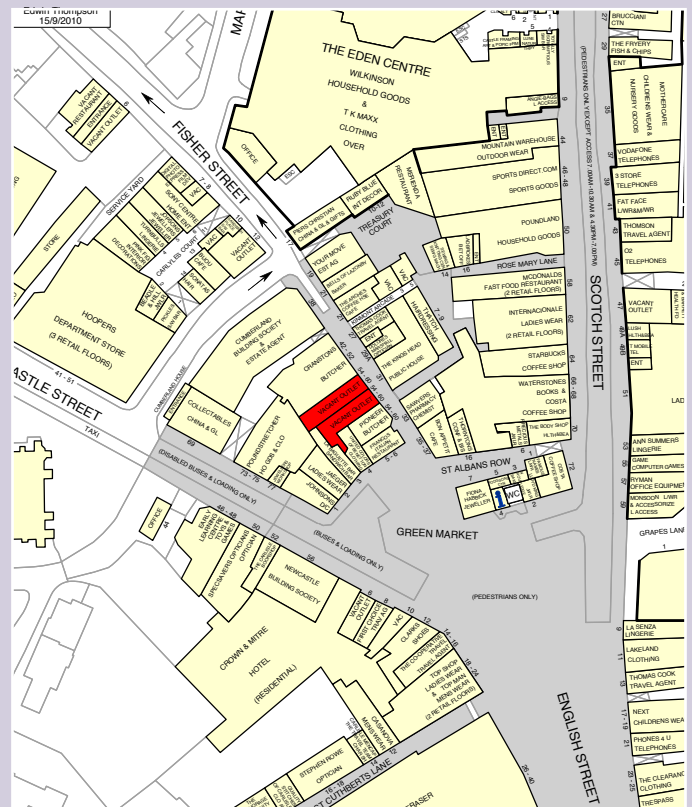
The property is available to view by prior appointment with Edwin Thompson LLP
Contact:

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