

**FISHER STREET GALLERIES  
18 FISHER STREET, CARLISLE  
CA3 8RH**



**CITY CENTRE OFFICE ACCOMMODATION  
TO LET**

**Suitable For New Businesses**

**City Centre Location**

**Flexible Lease Terms**

## LOCATION

18 Fisher Street is located on the northern side of Carlisle City Centre in the historic quarter, where there are a mix of commercial property uses including; offices, retailing, residential live/work accommodation and leisure. Paid for private named parking spaces are available at the rear of the building with pay and display parking also available nearby.

## DESCRIPTION

A listed Georgian semi-detached three storey building with attached two storey cottage to the rear of brick construction under a pitched slate roof. The property is multi-let and existing occupiers include office users, treatment rooms and a bar/restaurant on part of the ground and basement.

There are toilets and kitchen facilities located within the common areas at ground and second floor levels.

## TERMS

Available on a new 3 year lease. Current availability schedule attached overleaf.

## SERVICES

We understand mains water, electricity and drainage are laid on to the property. Heating is provided by way of wall mounted electric fan heaters.

## VIEWINGS

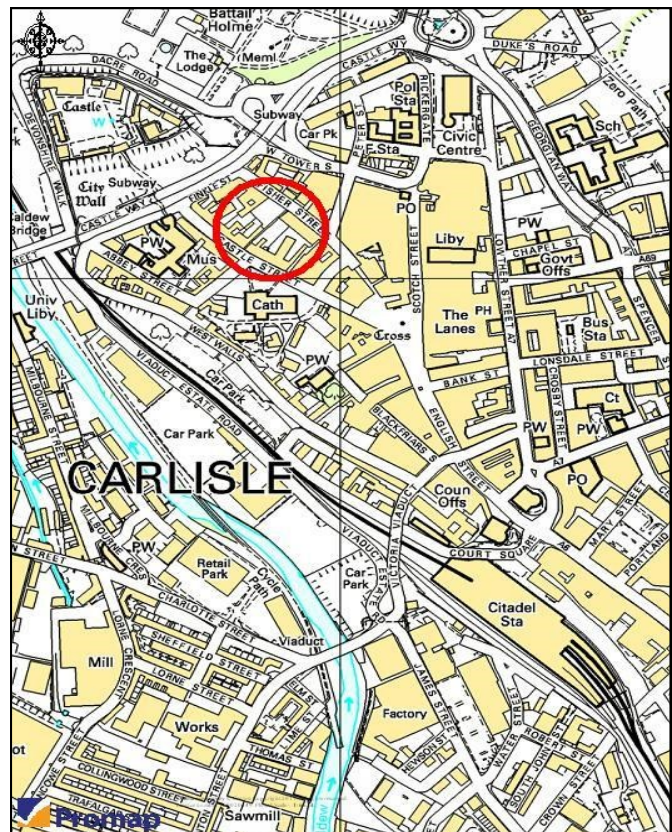
For further information or to arrange a viewing please contact:

Ben Blain

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**Details amended**

October 2024



Messrs Carigiet Cowen for themselves and for vendors or lessors 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 intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

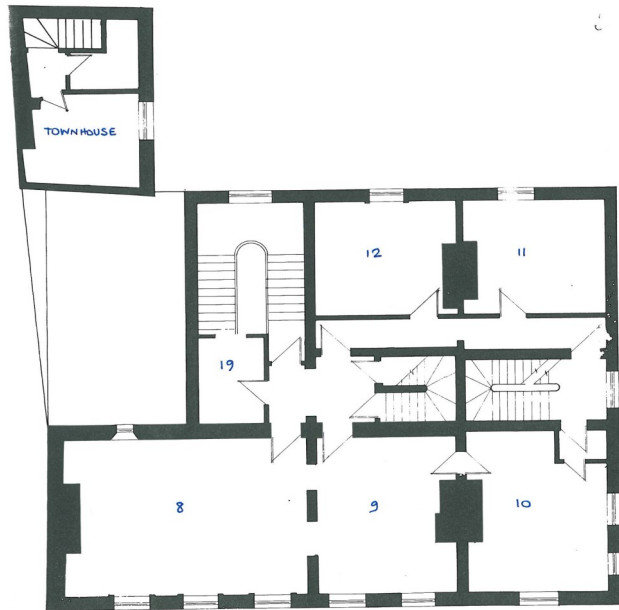
2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

**AVAILABILITY SCHEDULE OCTOBER 2024**

ROOM	SQ M/ SQ FT	ASKING RENT/ PER ANNUM	ASKING RENT PER WEEK	RATEABLE VALUE	DESCRIPTION
9	21.58 sqm  232 sqft	£3,000	£58	1498	Light filled room at front of building. Currently opens into unit 8 but has its own door

**SMALL BUSINESS RATES RELIEF  
OF UP TO 100%  
MAY BE APPLICABLE  
TO QUALIFYING BUSINESSES**



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