

7086/RP

TO LET **FIRST FLOOR OFFICE SUITE (Part)** **FUSEHILL MEDICAL CENTRE, FUSEHILL STREET** **CARLISLE, CA1 2HE**



- **TOTAL: 1,322 SQ FT (122.83 SQ M)**
- **GOOD QUALITY OFFICE/CONSULTANCY ROOM SPACE**
- **PASSENGER LIFT**
- **ON SITE PARKING**

AVAILABLE BY WAY OF NEW LEASE AT A RENT OF £21,150 p.a.

LOCATION

The property is located on the corner of Fusehill Street and Grey Street in a mixed residential and commercial area. The University of Cumbria campus is directly opposite.

Carlisle City Centre is less than 1 mile to the north with access to the M6 Motorway circa 2 miles to the south east.

DESCRIPTION

A modern purpose built medical centre over two floors, which provides accommodation for a GP medical practice and Well Pharmacy. The vacant space currently available comprises a self contained first floor suite of rooms, together with reception area, male and female wc's and kitchen facility. The accommodation is suitable for a variety of uses but given the nature of the occupiers in the rest of the building, a health related organisation would be preferred.

Externally, there are 3no. dedicated onsite parking spaces with further on-street parking available, subject to local parking restrictions.

ACCOMMODATION

The property comprises the following approximate areas:-

First Floor

Office & Consultancy Rooms	1,063 sq ft	(98.75 sq m)
Reception Area	259 sq ft	(24.08 sq m)
Total	1,322 sq ft	(122.83 sq m)

SERVICES

All mains services are available to the property. Heating is via a gas fired central heating system.

RATING

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £10,000. The national non-domestic rate for the current (2024/25) rate year is 49.9p in the £.

LEASE TERMS

A new lease on effectively full repairing and insuring terms for a term of years and a quoting rent of **£21,150 p.a.**

VAT

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-70.

COSTS

Each party to the transaction will be responsible for their own legal costs.

VIEWINGS

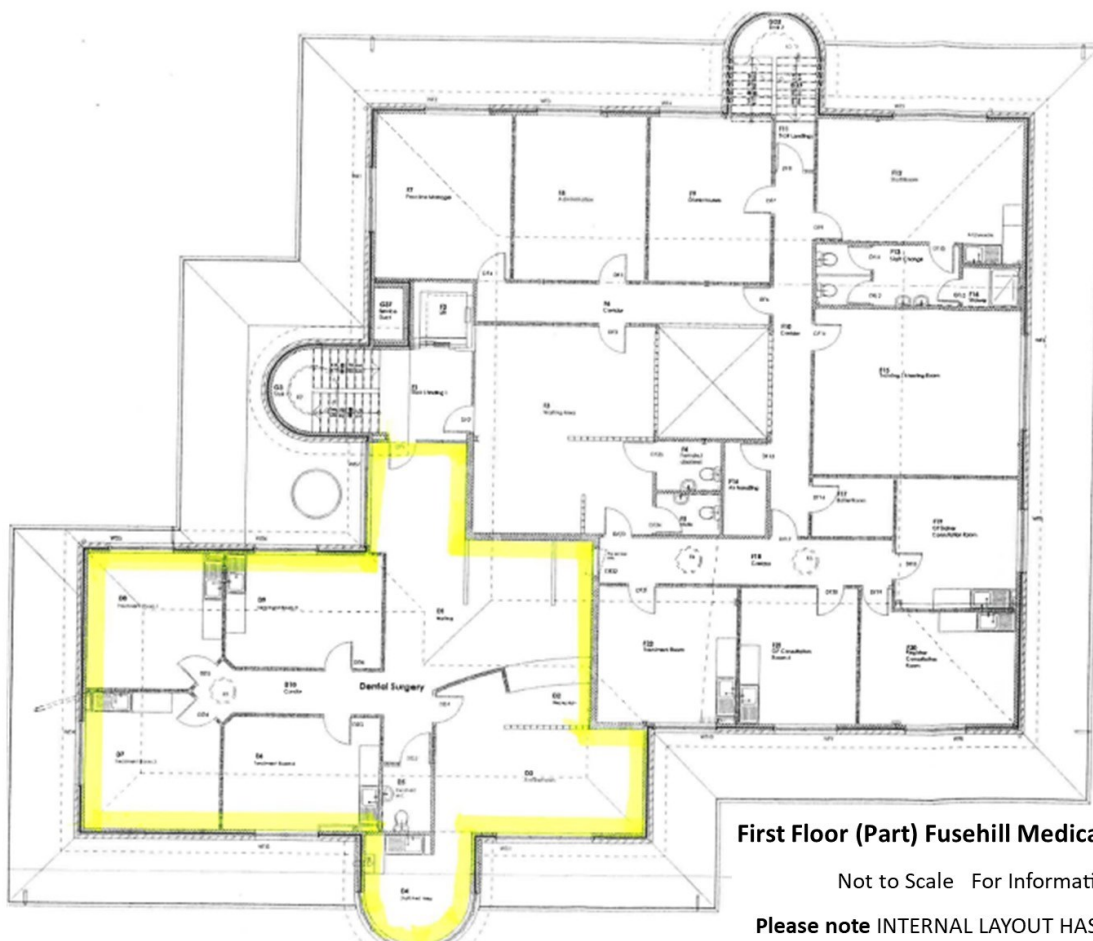
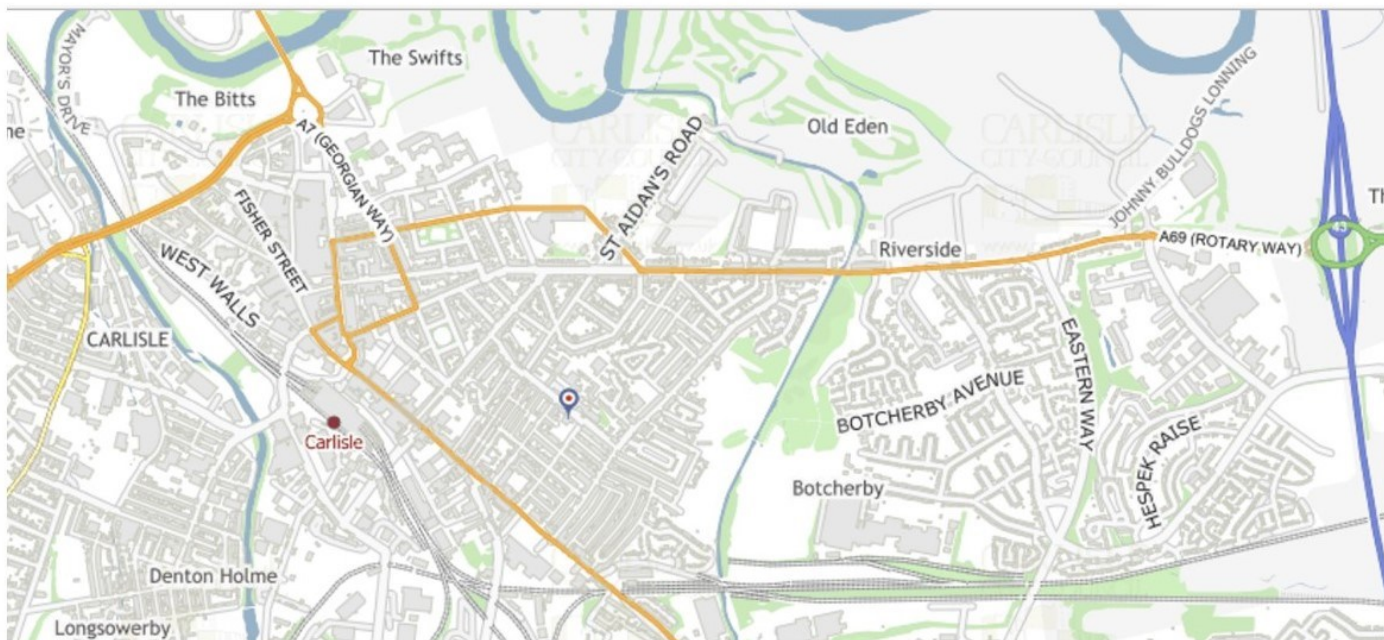
Strictly by appointment through the sole letting agent:-

Richard Percival

Tel: 01228 635006

Email: rpercival@carigietcowen.co.uk

Details Amended: February 2025



First Floor (Part) Fusehill Medical Centre

Not to Scale For Information ONLY

Please note INTERNAL LAYOUT HAS BEEN MODIFIED

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