

**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

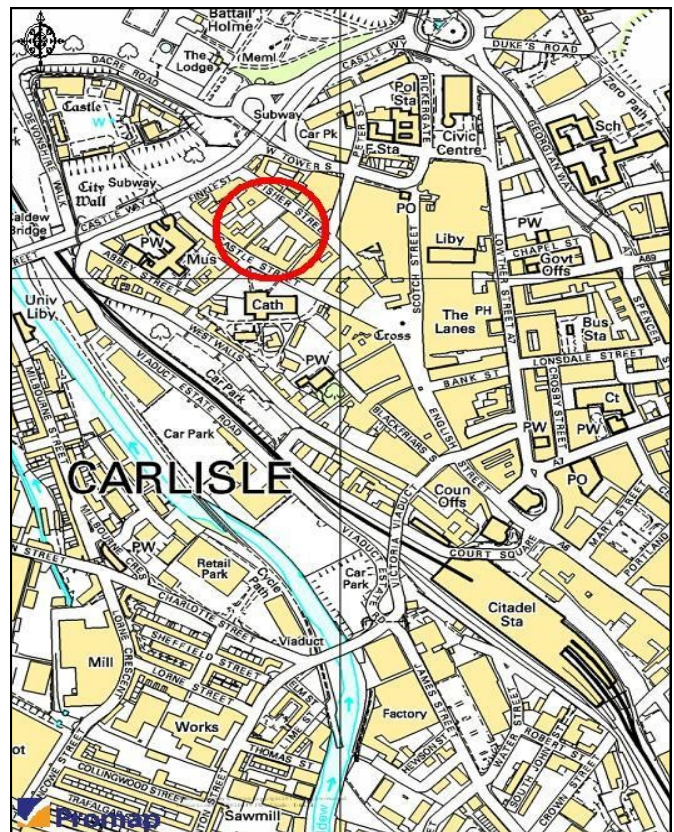
For further information or to arrange a viewing please contact:

Ben Blain

Tel: 01228 544733 Email: carlisle@carigietcowen.co.uk

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;

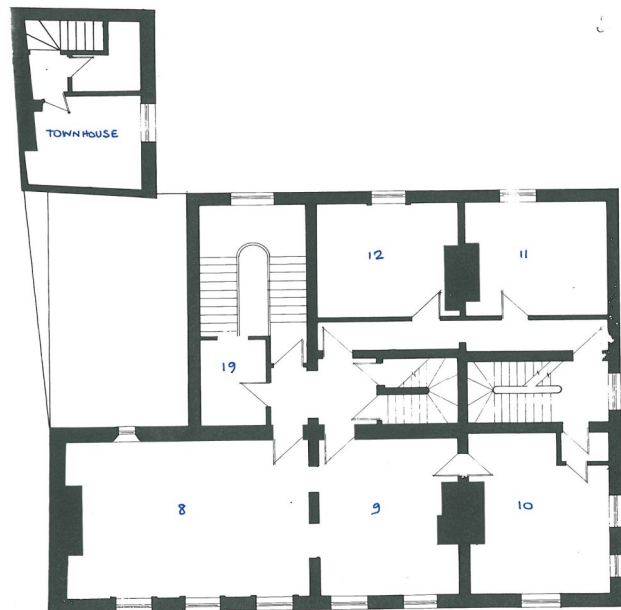
2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection 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
8	39.4 sqm 424 sqft	£5,500	£106	2695	Light filled room at front of building. Includes sink/access to water. Currently split into 2 rooms with separate kitchen and waiting area with . Can be made into one room.
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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