

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 £29,750 pa**

## 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)
<b>Total</b>	<b>1,322 sq ft</b>	<b>(122.83 sq m)</b>

## 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 2017 List Rateable Value of £9,200. The Draft RV from 01.04.2023 is £10,000.

The national non-domestic rate for the current (2022/23) rate year is 49.9p in the £.

## LEASE TERMS

A new lease on effectively full repairing and insuring terms for a term of years to be agreed at a quoting rent of **£29,750 per annum**.

## 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.

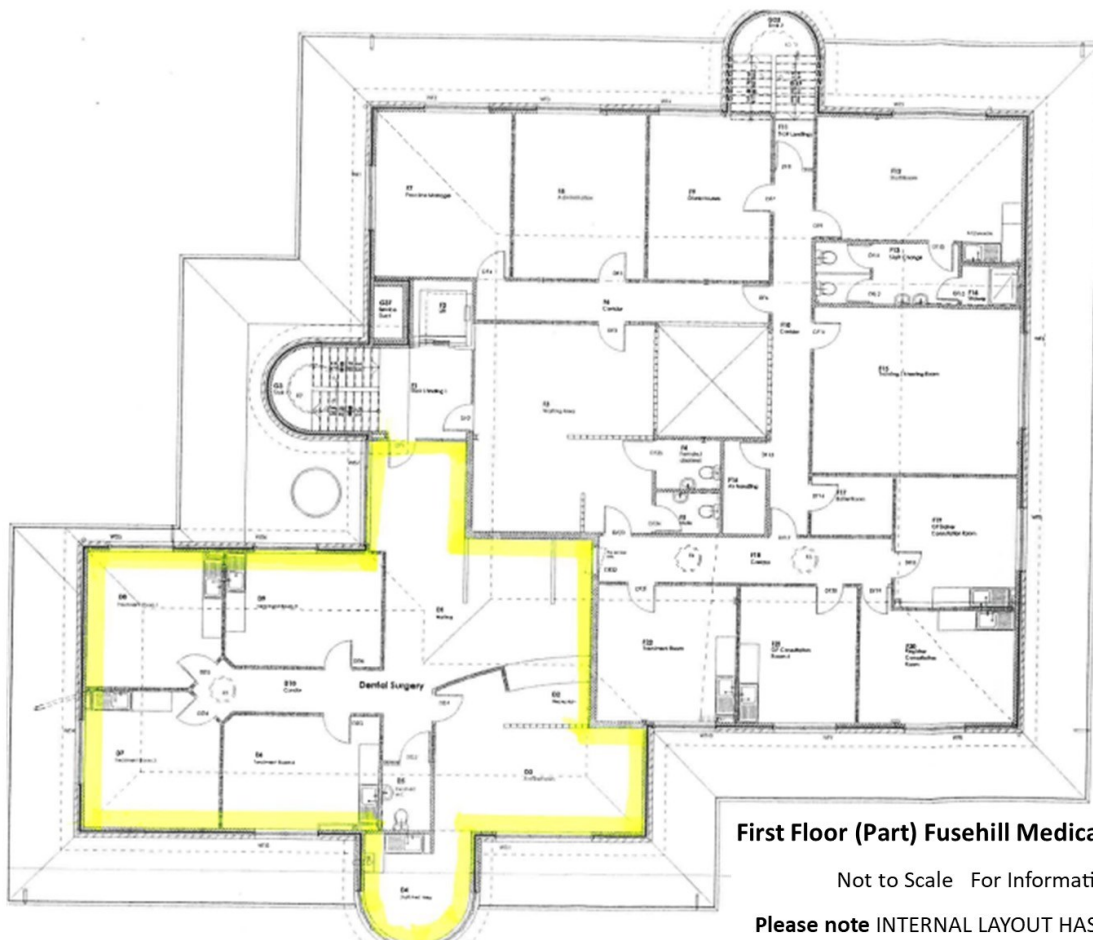
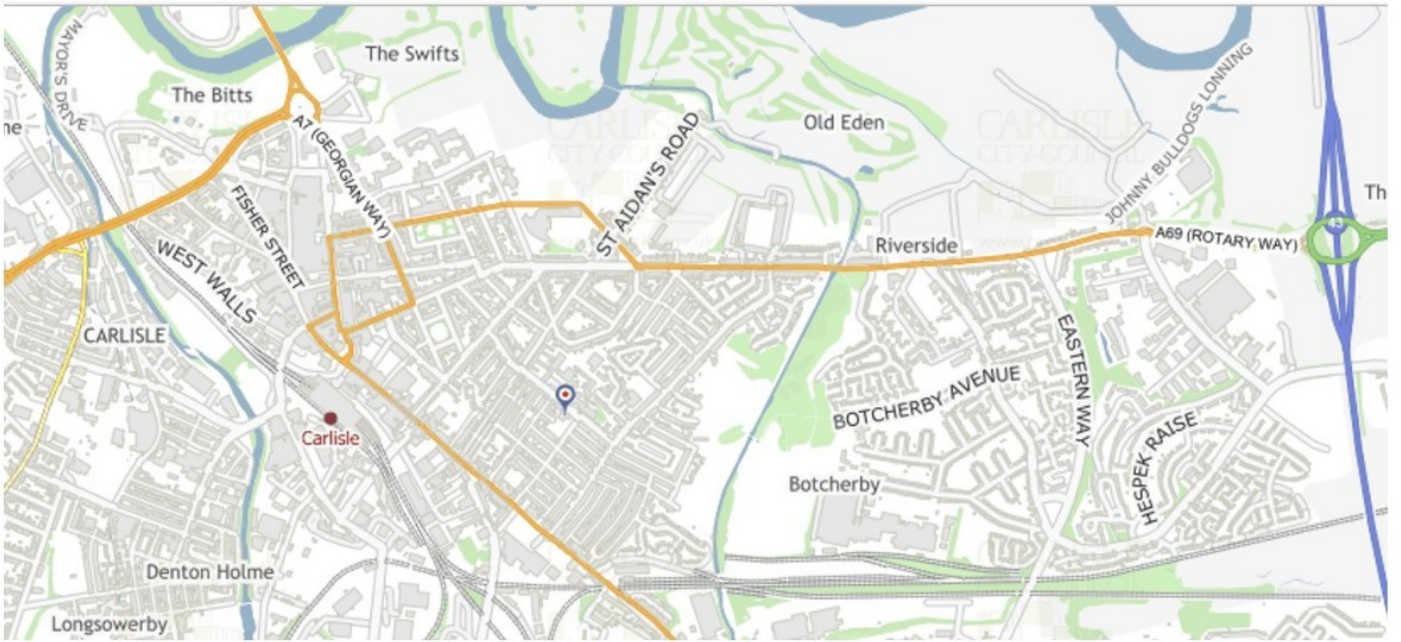
## VIEWINGS

Strictly by appointment through the sole letting agent:-

Richard Percival  
Tel: 01228 635006

Email: [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)





**First Floor (Part) Fusehill Medical Centre**

Not to Scale For Information ONLY

**Please note INTERNAL LAYOUT HAS BEEN MODIFIED**

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