

7281/BB

# CARLISLE

1 FISHER STREET, CA3 8RR

## FOR SALE

\*\*\* FREEHOLD INVESTMENT \*\*\*

\*\*\* PROMINENT CITY CENTRE LOCATION \*\*\*

\*\*\* NO VAT PAYABLE \*\*\*

### LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is situated to the northern end of Carlisle City Centre, within the historic quarter. It offers views of Castleway and Carlisle Castle. This is a mixed use area with uses including; offices, retailing, residential live/work accommodation and leisure.

### DESCRIPTION

A grade II listed traditional brick built three storey end of terrace building under a pitched slate roof. Internally, the property provides well fitted out office accommodation throughout including private and open plan meeting rooms, kitchen facilities, WC's and storage accommodation in the basement.

### ACCOMMODATION

Ground Floor	76.34 sq m	(821 sq ft)
First Floor	72.22 sq m	(777 sq ft)
Second Floor	41.06 sq m	(441 sq ft)
Basement	27.00 sq m	(290 sq ft)

**Total**            **216.62 sq m (2,331 sq ft)**

### SERVICES

We understand mains water, electricity and gas are connected to the property.

### RATEABLE VALUE

The Valuation Office Agency describes the property as Office and Premises with a 2023 List Rateable Value of £13,500. The Small Business Non-Domestic multiplier for the 2024/25 rate year is 49.9p in the £.



### SALE PRICE

Offers in the region of **£195,000** are invited for the freehold investment.

### LEASE

Let to Safety Net (UK), registered charity number 1164998, until 12th February 2028 at a passing rent of £13,000 per annum exclusive.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

### COSTS

Each party will be responsible for their own legal and professional costs incurred.

### VAT

We understand the property is not elected for VAT, therefore no VAT is payable on the sale price.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain  
Tel: 01228 54733  
Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison  
Tel: 01228 54733  
Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

### Details Amended

February 2025





Carigiet Cowen Ltd 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 of 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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



# Carigiet Cowen

