

7392/BB

CARLISLE

SUITE 3 CARLYLE'S COURT
FISHER STREET

TO LET

*** DDA ACCESSIBILITY ***

** MODERN OFFICE ACCOMODATION **



LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. Carlyle's Court is an attractive courtyard development comprising retail and office uses in the historic part of the City close to the Cathedral and Tullie House Museum.

For identification purposes only the location of Carlyle's Court is shown shaded red on the attached extract from the Goad Trade Plan.

DESCRIPTION

Suite 3 provides modern first floor accommodation with pedestrian access from St Mary's Gate. The unit provides mainly open plan space with single private room and kitchen & WC facilities.

ACCOMMODATION

Useable Floor Area 1,818 sq ft (168.90 sq m)

SERVICES

Mains electricity, water and a connection to the public sewer are laid on.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £12,500.

The National Non-domestic rate in the current (2023/24) rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-98.

TERMS

The property is available **TO LET** by way of an assignment at a passing rent of **£10,000 per annum exclusive**, on a lease expiring August 2027 from the current tenant, Just-R. Alternatively, a new lease may be considered, subject to terms.

SERVICE CHARGE

A service charge will be levied in respect of cleaning, maintenance and insurance of the development. The service charge premium for the current year is £6,750.48 plus VAT.

COSTS

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

VAT

We understand the property is elected for VAT and therefore VAT will be payable on rent and other outgoings.

VIEWINGS

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

Ben Blain
Tel: 01228 544733
Email: bblain@carigietcowen.co.uk

Details Amended

January 2024



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

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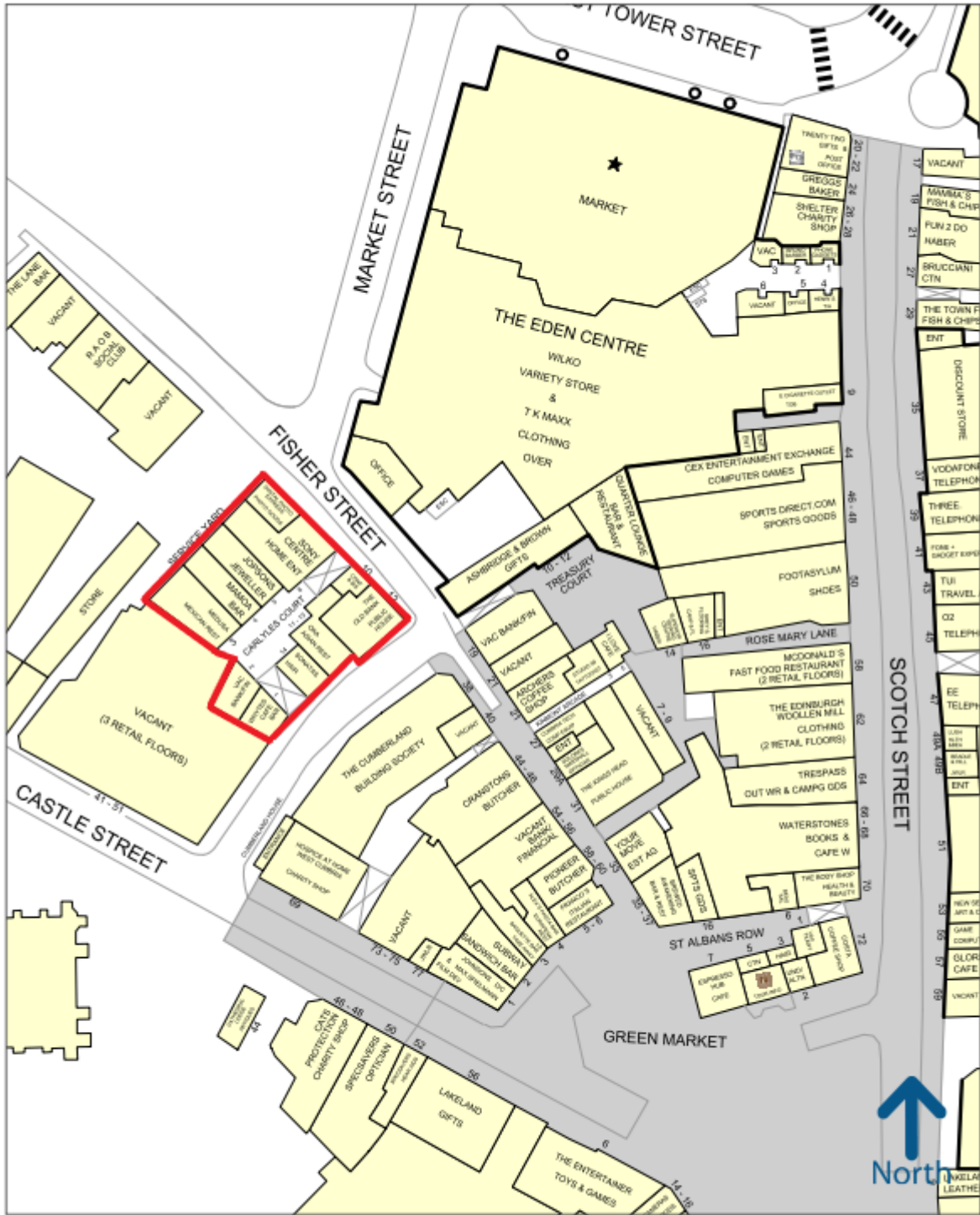
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Carigiet Cowen



Carlisle



Experian Goad Plan Created: 18/08/2023
Created By: Carigiet Cowen



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