

TO LET

Carigiet
Cowen

Fisher Street Galleries, Fisher Street
Carlisle CA3 8RH



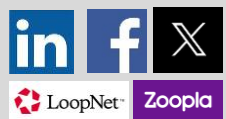
SUITABLE FOR NEW OR SMALL BUSINESS

FLEXIBLE TERMS
CITY CENTRE LOCATION



01228 544733

www.carigietcowen.co.uk



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 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.

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.

LEASE TERMS AND RENT

Available on a new 3-year lease. Current availability schedule attached overleaf.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent.

VIEWINGS

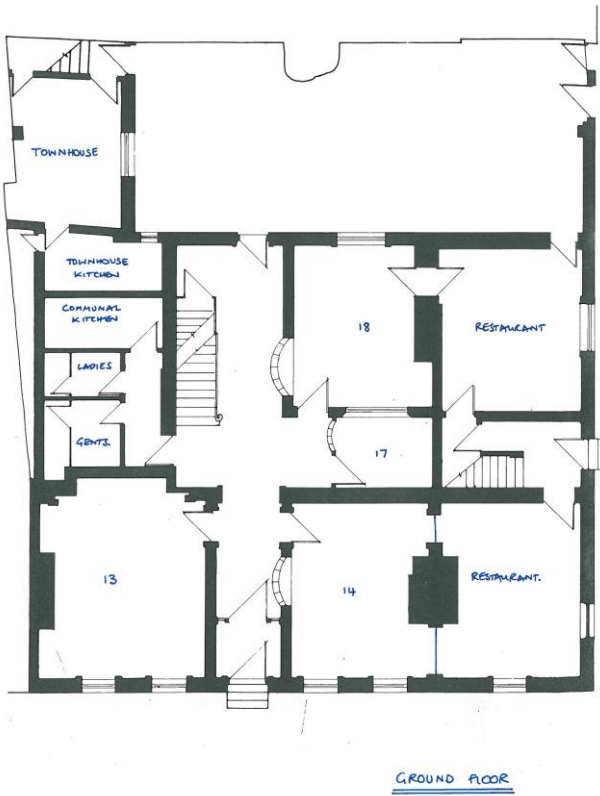
Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Tel: 01228 544733

Email: Carlisle@carigietcowen.co.uk

AVAILABILITY SCHEDULE OCTOBER 2025

ROOM	SQ M / SQ FT	ASKING RENT / YEAR	ASKING RENT / WEEK	RATEABLE VALUE	DESCRIPTION
13	31.4 338	£6,300	£121.00	£2,050	Ground floor room with sink, street level window, Available 1st December 2025



Prepared: Oct 2025

BB/5222