

# FOR SALE FREEHOLD INVESTMENT

Carigiet  
Cowen

1 FISHER STREET, CARLISLE CA3 8RR



PROMINENT CITY CENTRE LOCATION

**Sale Price £195,000**

\* NO VAT PAYABLE\*

\*THREE STOREY PROPERTY\*

\* GRADE II LISTED\*



01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



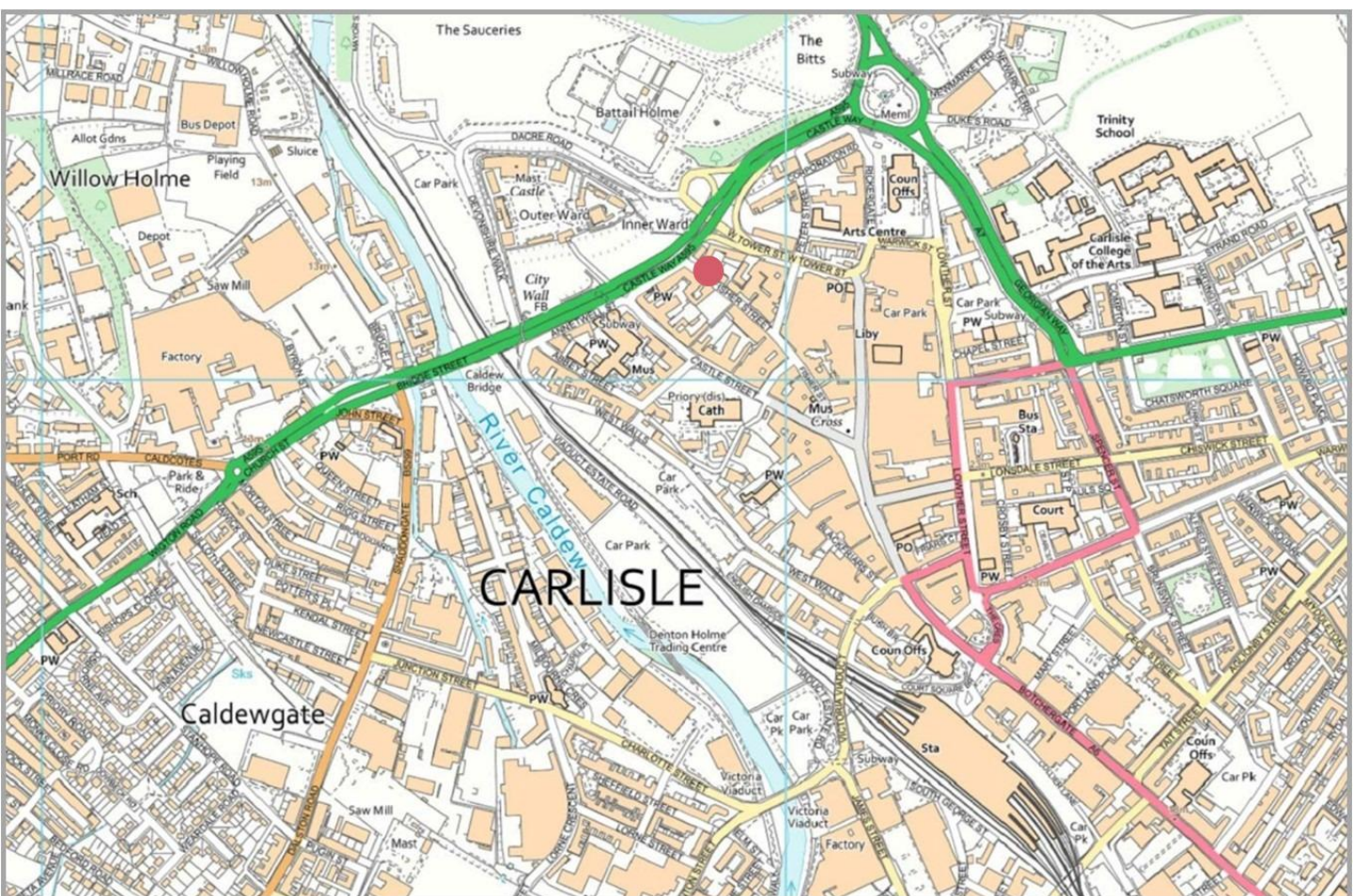


## INVESTMENT HIGHLIGHTS

- Located in the historic quarter of Carlisle
- Passing rent: £13,000 p.a.
- Let to Safety Net (UK) registered charity number 1164998
- Lease expires 12<sup>th</sup> February 2028

## 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

Floor	Sq m	Sq ft
Ground Floor	76.34	821
First Floor	72.22	777
Second Floor	41.06	441
Basement	27.00	290
<b>Total</b>	<b>216.62</b>	<b>2,331</b>





## SERVICES

We understand mains water, gas, electricity and drainage 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 £.

## ENERGY PERFORMANCE CERTIFICATE

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

**THE TENANT** – To Safety Net (UK), registered charity number 1164998, until 12th February 2028 at a passing rent of £13,000 per annum exclusive.

## SALE PRICE

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



## **C O S T S**

Both parties will bear their own legal and professional costs in respect of any transaction.

## **V A T**

No VAT is payable on the sale price.

## **V I E W I N G S**

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

Ben Blain

Tel: 01228 635002

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

Amelia Harrison

Tel: 01228 635007

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

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