

**FISHER STREET GALLERIES
18 FISHER STREET, CARLISLE
CA3 8RH**



CITY CENTRE OFFICE ACCOMMODATION

TO LET

Suitable For New Businesses

City Centre Location

Flexible Lease Terms

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.

TERMS

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

SERVICES

We understand mains water, electricity and drainage are laid on to the property. Heating is provided by way of wall mounted electric fan heaters.

VIEWINGS

For further information or to arrange a viewing please contact:

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

Details amended
May 2025

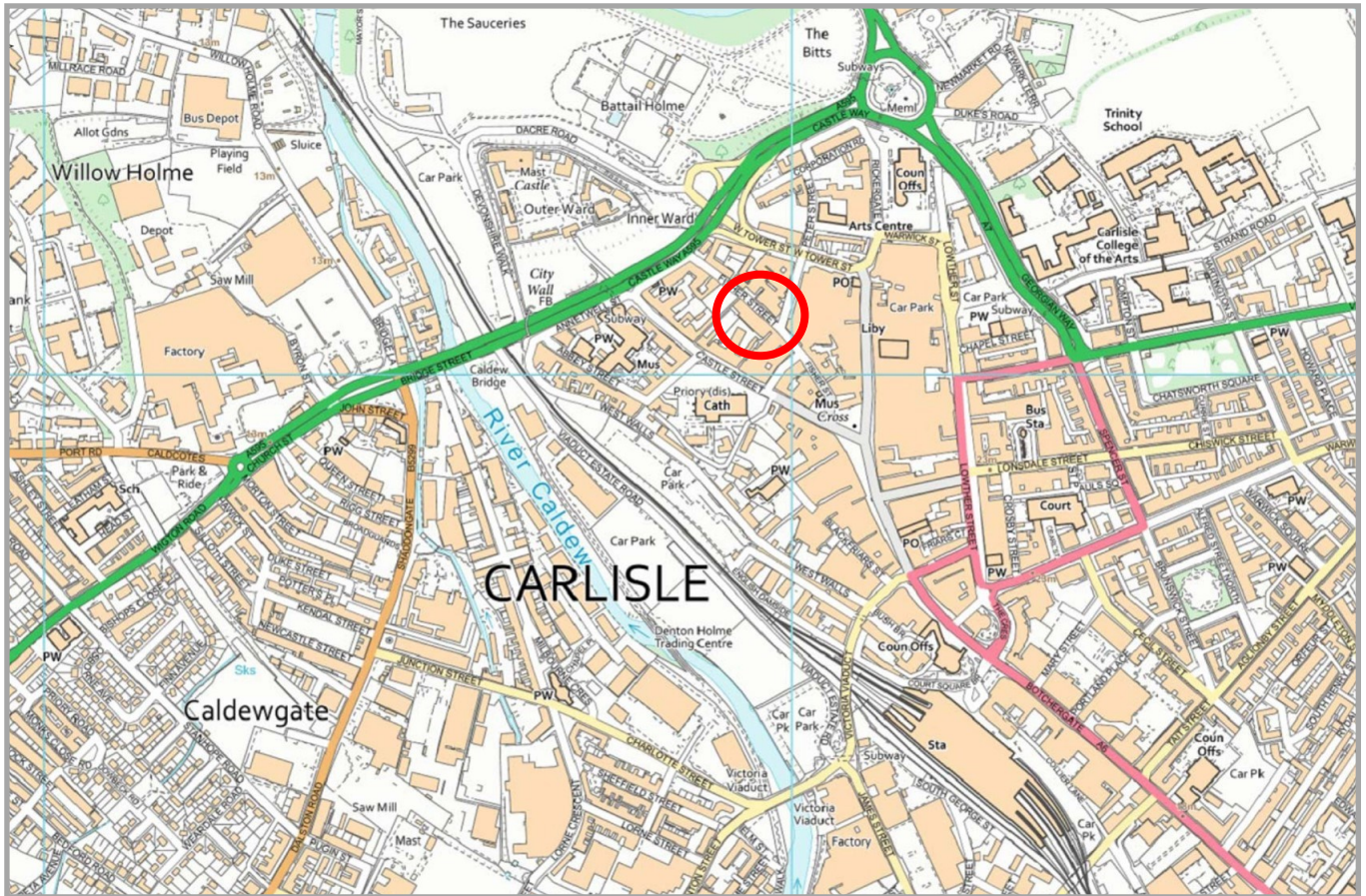


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2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations 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.



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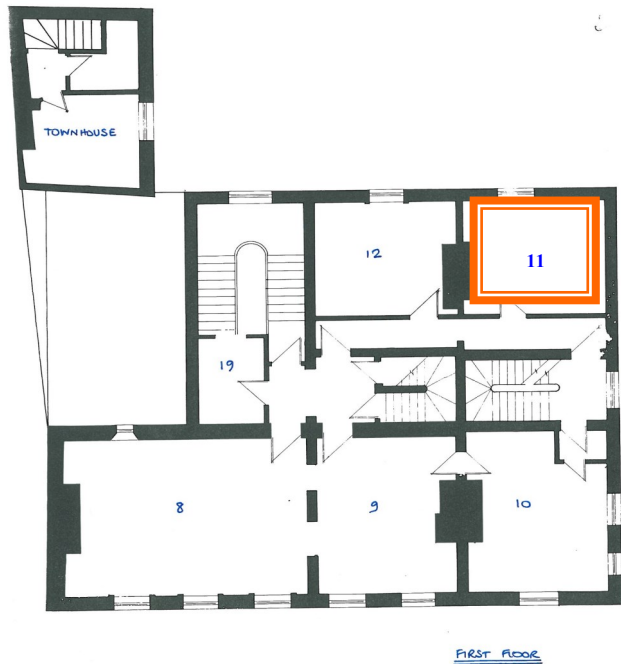
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AVAILABILITY SCHEDULE MAY 2025

ROOM	SQ M/ SQ FT	ASKING RENT/ PER ANNUM	ASKING RENT PER WEEK	RATEABLE VALUE	DESCRIPTION
11	17.09 184	£2,810	£54	£1,498	Pleasant room at rear of building. Available from 1st July . NB No capability for water/sink in this room

**SMALL BUSINESS RATES RELIEF
OF UP TO 100%
MAY BE APPLICABLE
TO QUALIFYING BUSINESSES**



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