



GRADE II LISTED CITY-CENTRE INVESTMENT OPPORTUNITY 2,331 SQ FT

Price: £167,500 Offers in the
region of

1 Fisher Street
CARLISLE
Cumbria
CA3 8RR

- PRIME POSITION IN CARLISLE'S HISTORIC QUARTER
- INCOME PRODUCING AT £13,000 PA
- MIXED-USE CITY-CENTRE LOCATION CLOSE
- WELL-APPOINTED ACCOMMODATION

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 offering views of Castle Way 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.

The property is let on a 10-year lease, due to expire on 12 February 2028, providing a secure and reliable income stream. It is currently producing a passing rent of £13,000 per annum. The tenant is Safety Net (UK), a well-established and reputable registered charity (Charity No. 1164998), offering strong covenant strength and long-term occupational stability.

Terms

Offers in the region of £167,500 are invited for the sale of the freehold investment.

Accommodation

This property has been measured and extends to the following approximate areas:

	Sq Ft	Sq M
Ground Floor	821	76.27
First Floor	777	72.18
Second Floor	441	40.97
Basement	290	26.94
TOTAL	2,331	216.55

Services

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

Business Rates

The Valuation Office Agency describes the property as Office and Premises with a 2026 List Rateable Value of £14,500. The Small Business Non-Domestic multiplier for the 2026/27 rate year is 43.2p in the £.

Energy Performance Certificate

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

VAT

No VAT is payable on the sale price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.



Viewings

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

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