

# FOR SALE - £119,500

330 LONDON ROAD, CARLISLE, CA1 3ER

## Carigiet Cowen



**BEST AND FINAL OFFERS  
BY FRIDAY 29<sup>TH</sup> AUGUST**

\* NO VAT PAYABLE \*

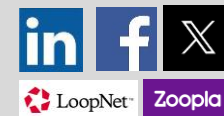
\* PROMINENT ROADSIDE BUILDING \*

\* SUITABLE FOR VARIOUS USES \*



01228 544733

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

The property is located in a central position on London Road (A6) in what is a predominantly residential area, linking Carlisle city centre with the M6 motorway at junction 42. This is a main arterial route for the city.

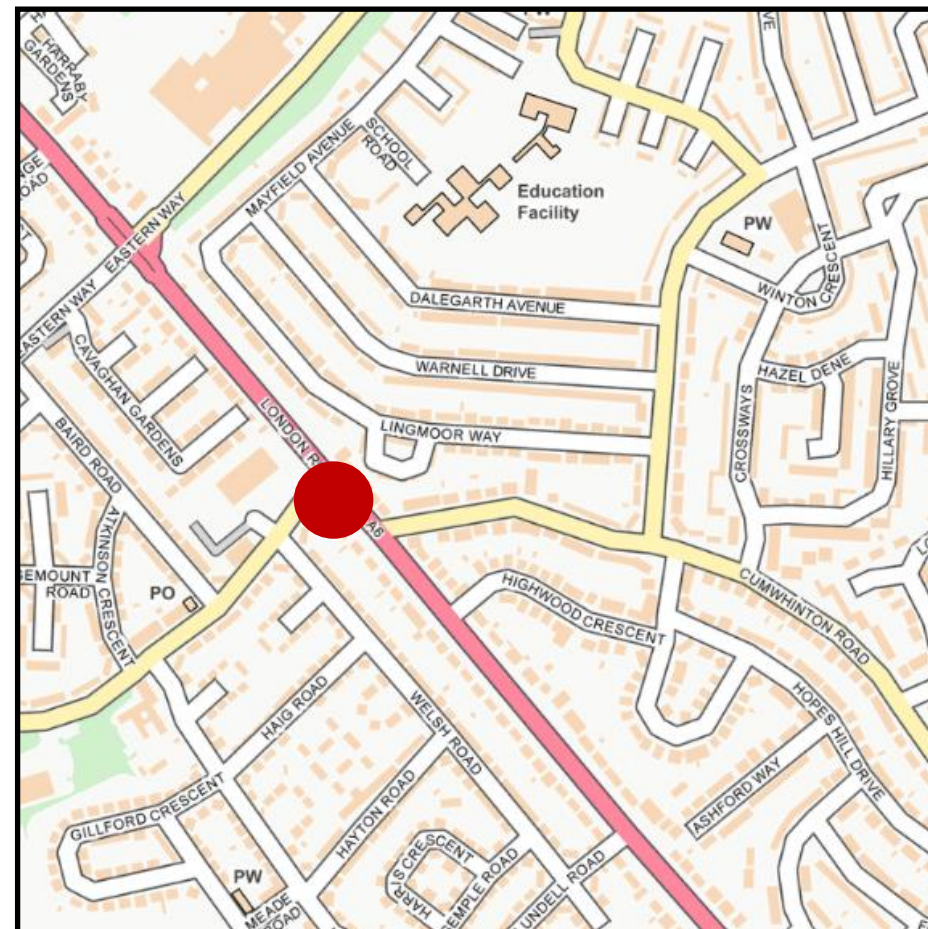
The building occupies a generously sized corner plot at the junction of Petteril Bank Road and sits immediately opposite an Aldi Supermarket. Other commercial operators nearby include Morrisons Daily, Spar Convenience Store and Boots Pharmacy. In addition, KFC, Costa and B&Q lie within a mile of the subject property.

## DESCRIPTION

The property comprises a former veterinary surgery under Title No. CU36349, which was previously a residential bungalow. The building has been modified to suit the current owners, Falcon Vets owner occupation.

The building would be suitable for a variety of commercial uses. It should be noted that the current owner has explored redeveloping the building to create a larger dwelling. Planning permission was granted under application 22/0114 in May 2022.

Parking can be found at the front and rear of the building. At present, approximately 8 vehicles can park on the site.



## ACCOMMODATION

Floor	Sq m	Sq ft
Useable Floor Area	96.48	(1,039)
External Garage		
Rear Parking Area		

## SERVICES

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

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Veterinary and premises with a 2023 List Rateable Value of £5,300. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of E-112.







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## SALE PRICE

The property is for sale with a sale price of **£119,500**.

**Best and Final Offers are invited by 12 Noon on Friday 29<sup>th</sup> August 2025.**

## COSTS

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

## VAT

No VAT is payable on the sale price.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, please contact:

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Prepared: August 2025

7375/BB



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