

7375/BB

# CARLISLE

## 330 LONDON ROAD



**TO LET / FOR SALE**

**\*\*\* NO VAT PAYABLE \*\*\***

**\*\*\* PROMINENT ROADSIDE BUILDING \*\*\***

**\*\*\* LARGE CORNER PLOT \*\*\***

**\*\*\* SUITABLE FOR VARIOUS USES \*\*\***

### 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 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.

For identification purposes, the location of the building is shown on the plans overleaf.

### DESCRIPTION

The property comprises a former veterinary surgery under Title No. CU36349, which previous to that was a residential bungalow. The building has been modified to suit the current owners, Falcon Vets owner occupation. The adjacent supermarket, Aldi, has ownership of the small green outlined section of land under Title No. CU229324 on the attached Land Registry Plan.

The building would be suitable for a variety of commercial uses including:-

- Office / Surgery
- Children's Nursery
- Sunbed Shop
- Funeral Directors
- General retail - salon, café, sandwich shop
- Hot Food Takeaway
- Residential - subject to planning

It should be noted 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 to the front and rear of the building. At present approximately 8 vehicles can park on the site.

### ACCOMMODATION

Useable Floor Area	1,039 sq ft	96.48 sq m
External Garage		
Rear Parking Area		

### SERVICES

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

### RATEABLE VALUE

The property has a 2023 list rateable value of £5,300. The national non domestic rate in the £ for the 2023/24 rate year is 49.9p for small businesses. *Qualifying occupiers could attain 100% Business Rates Relief.*

### QUOTING RENT / SALE PRICE

The quoting rent is **£20,000 per annum exclusive**. Alternatively, offers in the region of **£165,000** are invited for the freehold interest with vacant possession.

### ENERGY PERFORMANCE CERTIFICATE

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



### **COSTS**

Each party will be responsible for their own legal and professional costs incurred.

### **VAT**

We understand no VAT is payable on the sale price or rent.

### **VIEWINGS**

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

Ben Blain

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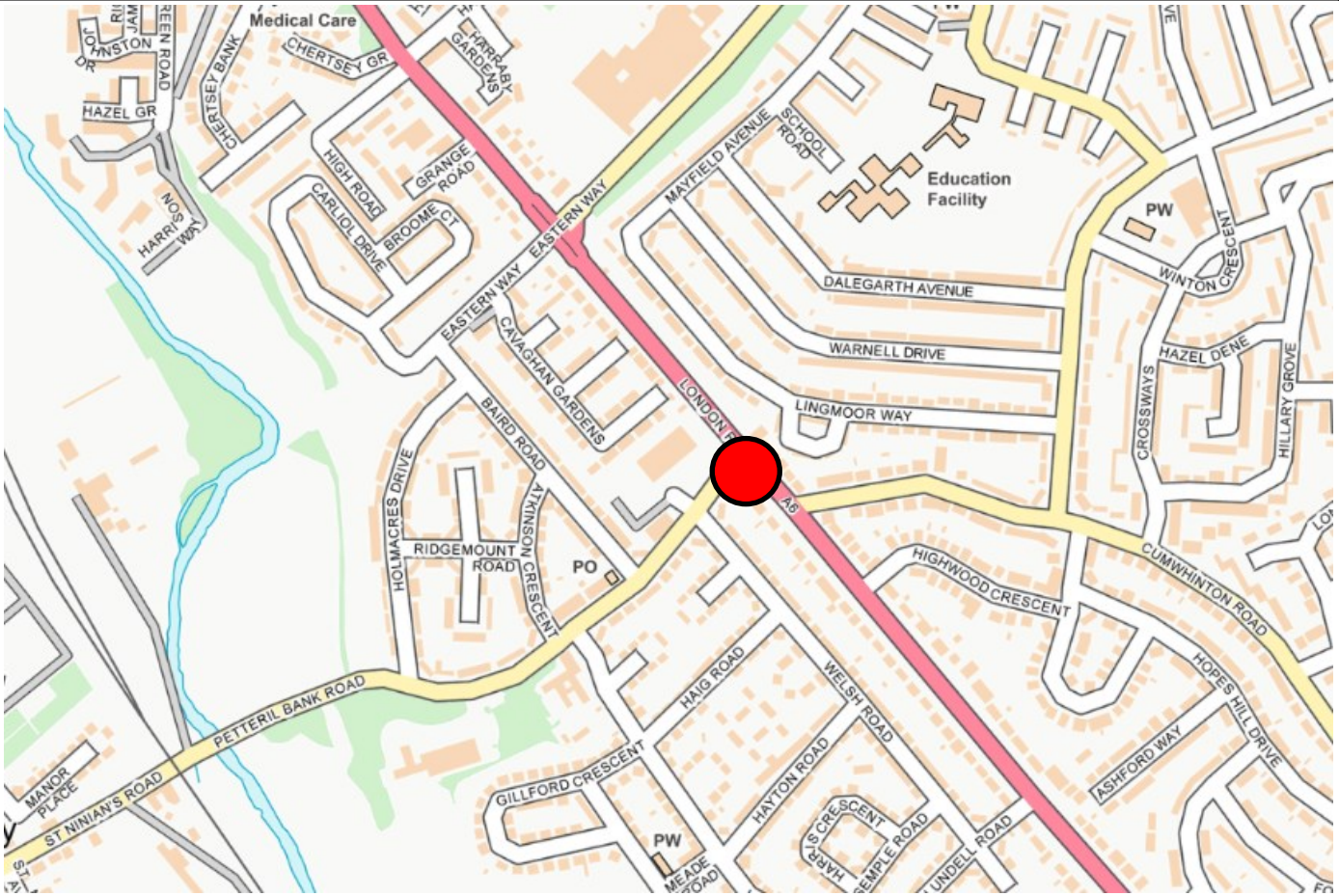
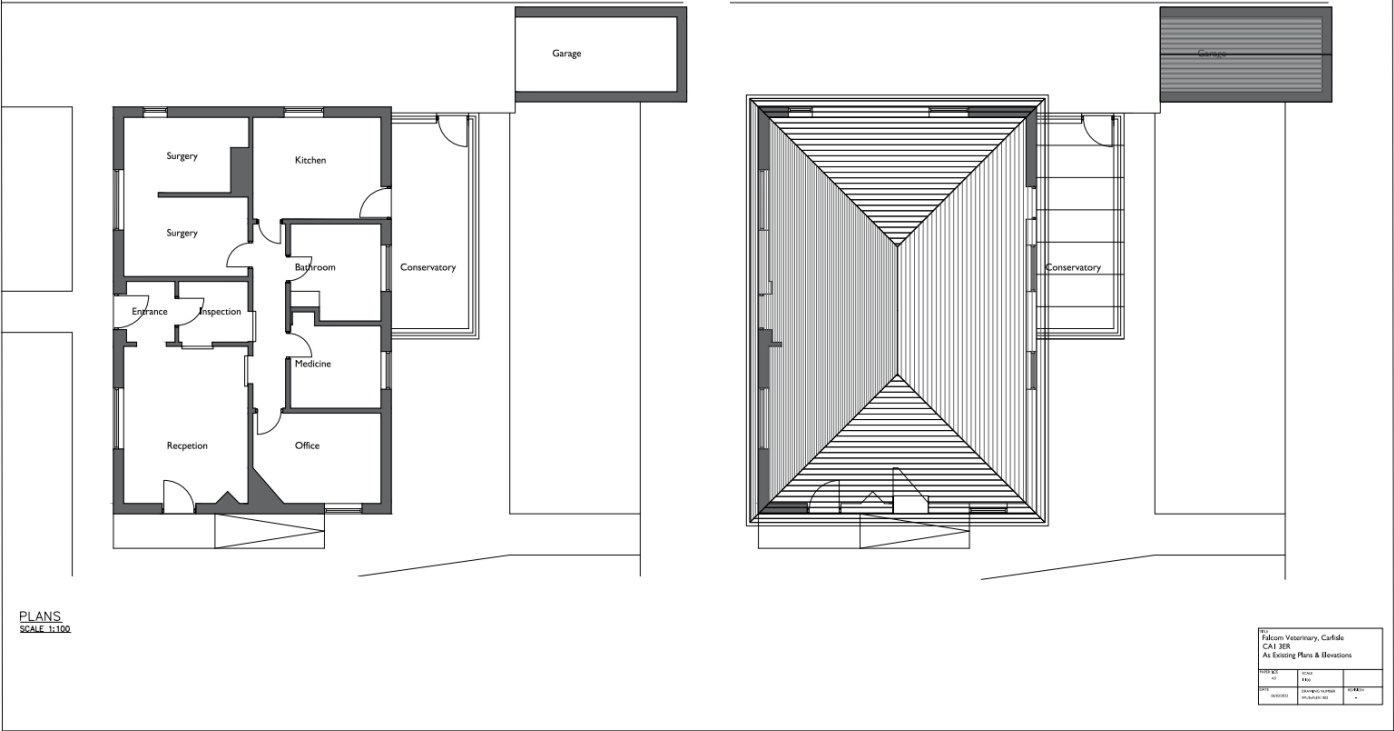
### **Details Amended**

September 2024



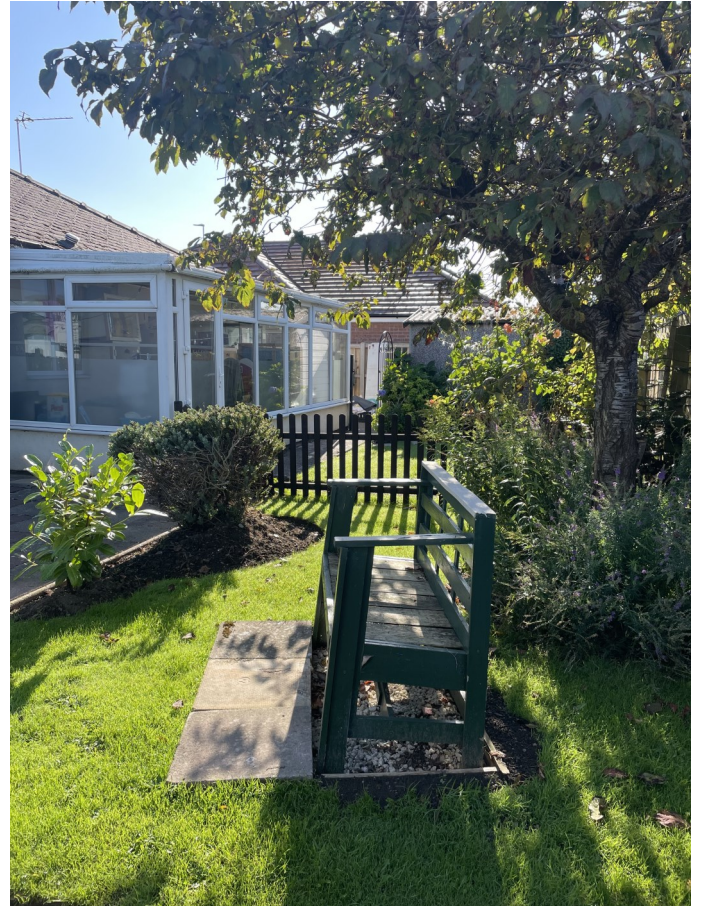


## EXISTING FLOOR PLAN—330 LONDON ROAD





# Carigiet Cowen







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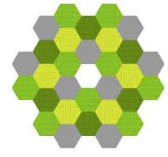
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3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



HM Land Registry  
Official copy of  
title plan

Title number **CU36349**  
Ordnance Survey map reference **NY4153NE**  
Scale **1:625 enlarged from 1:1250**  
Administrative area **Cumberland**



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