



WALTON
GOODLAND

Chartered Surveyors

FOR SALE /
TO LET

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128 Sq. m. | 1,374 Sq. ft. / **£17,500 per annum**

213 Kingstown Road

Carlisle, Cumbria, CA3 0BB

Well-positioned, versatile property with frontage onto A7 arterial route.

- Prominent main road (a7) frontage
- Detached former vets practice
- Suitable for alternative commercial or residential uses, s.T.P.
- Private access & parking - 8 vehicles
- Ideal for hair, beauty, salon, studio, office, health, physio realted uses
- Adjacent Kingstown Industrial Estate in mixed use area





LOCATION

The property fronts to Kingstown Road occupying a prominent location with excellent visibility to passing traffic being adjacent to St Peter's Church, the new Eden Veterinary Centre and the Cumberland Building Society.

Kingstown Industrial Estate extends to the rear and beyond with residential housing to the west. Junction 44; M6/A7/A689 is approximately 0.5 miles

DESCRIPTION

A detached two storey former dwelling house converted for commercial use as a veterinary practice until recently. The property occupies its own private self contained plot with parking for up to 8 nr vehicles. The first floor has been used as residential accommodation from time to time and can be self contained with separate side access.

ACCOMMODATION

The property comprises the following approximate areas:-

Total : 1,374 sq. ft. | 128 sq. m.) comprising:

Ground Floor 857 sq. ft. (80 sq. m.)

First Floor - 518 sq. ft. (48 sq. m.)

SERVICES

Mains water, gas, drainage, and electricity are connected to the property. None of the services or associated plant has been tested.

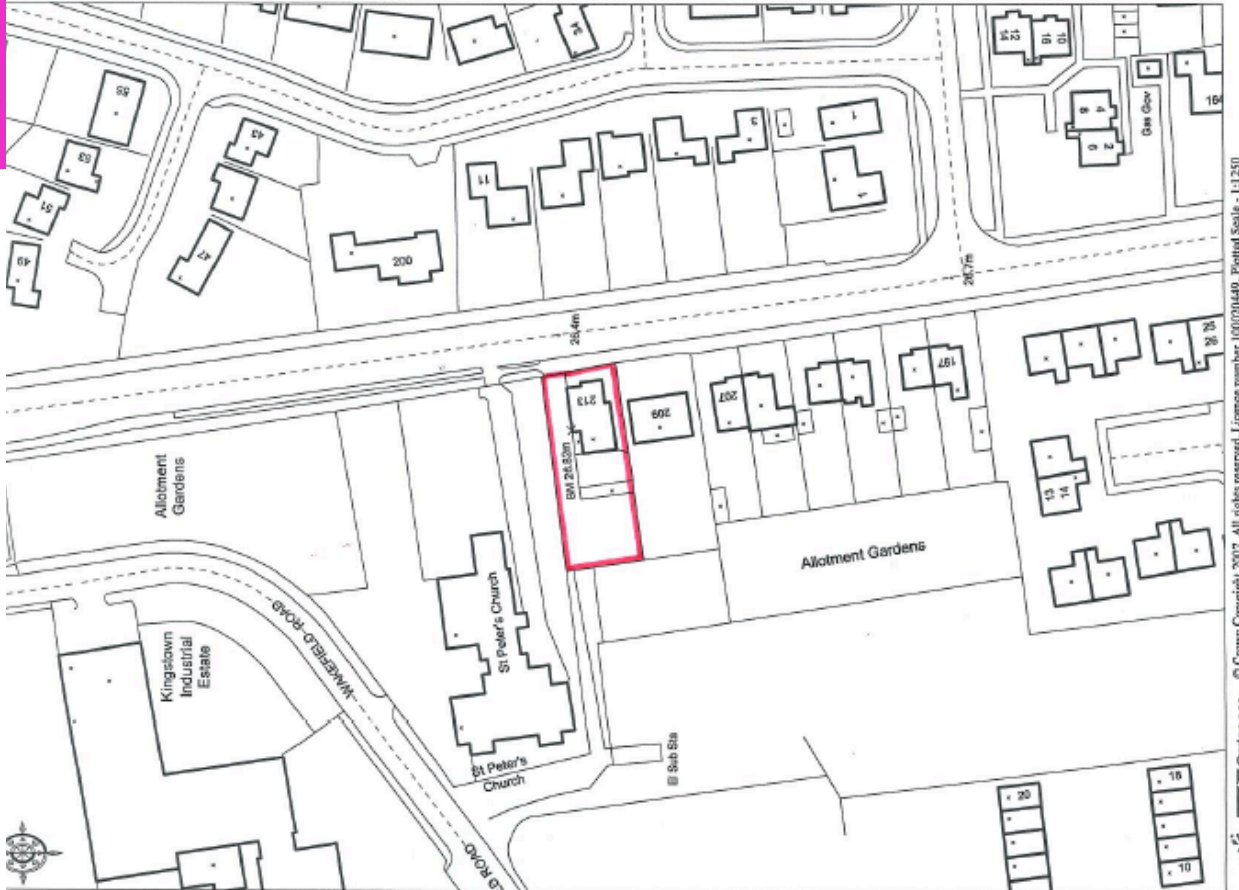


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£ RENT/PRICE

£17,500 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

A sale of the property will also be considered.

🔑 TENURE

A new lease to be agreed on full repairing and insuring terms.

⚙️ USE

The property has most recently been used as a veterinary practice in accordance with Use Class E. Other uses within Class E include, retail, cafe, health/medical and office uses amongst others.

💡 EPC

C - 37

💰 BUSINESS RATES

RV - £10,750 (2026 listing)

Interested parties should contact Cumberland Council on www.cumberland.gov.uk

📈 VAT

All prices are quoted exclusive of and are liable to Vat.

🔭 VIEWINGS & CONTACT

All enquiries to Walton Goodland, 3 Wavell Drive, Carlisle, CA1 2ST