

**FOR SALE** FREEHOLD - GUIDE PRICE OF £250,000 + VAT

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# FORMER DERBY ARMS

Church Road, Great Urswick, Ulverston, Cumbria, LA12 0SP



## Key Highlights

- Attractive vacant public house full of character
- Traditional timber bar servery
- Large open plan ground floor area
- Three bedroom owners accommodation
- External terraced seating to the front
- Potential for alternative uses (subject to planning)

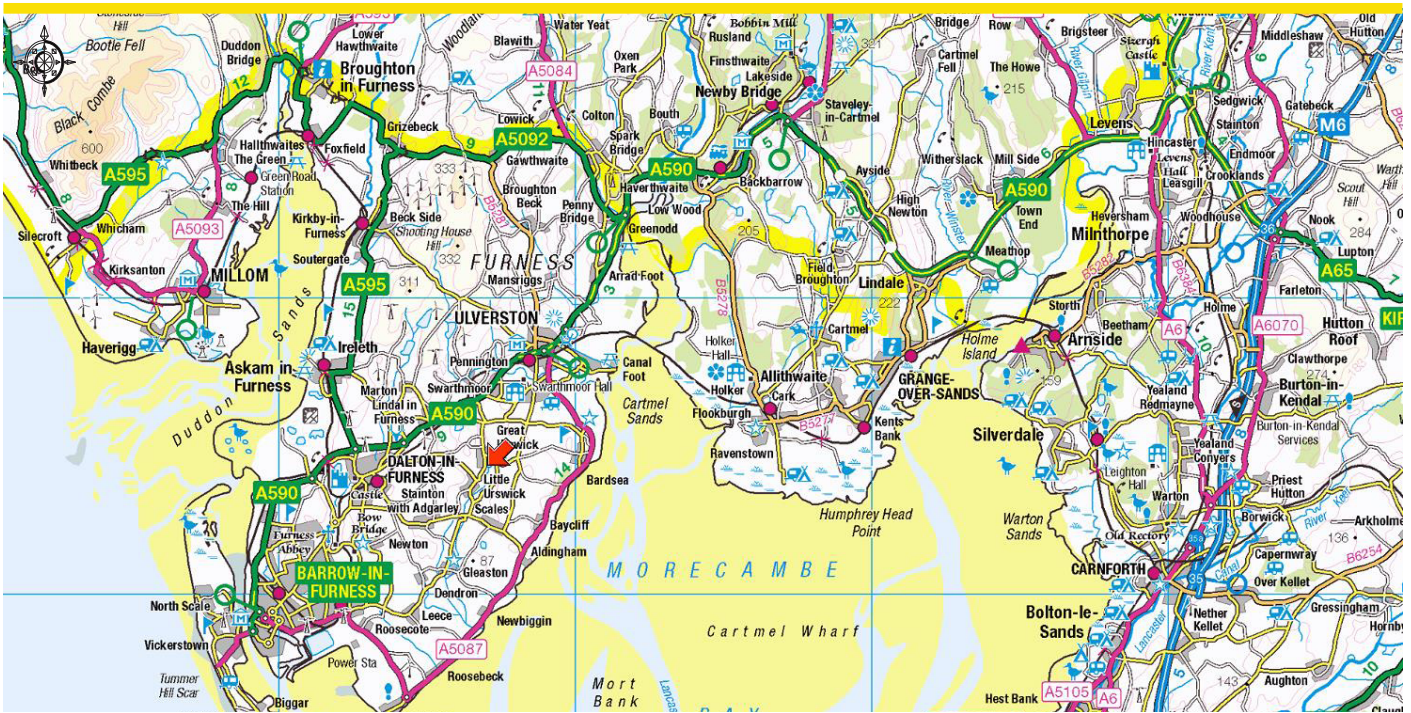
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## Location

The property is located in the picturesque village of Great Urswick, which consists predominantly of residential dwellings surrounding Urswick Tarn. The property is situated in a prominent position in the village centre, fronting Church Road, the main arterial route.

Ulverston is approximately 3.1 miles to the north east and Barrow-in-Furness is approximately 6.5 miles to the south west.

## Description

The property comprises an attractive traditional public house full of character. The ground floor benefits from a large open plan lounge with a traditional wooden bar and timber panel frames throughout. There are separate men's and women's WC's and a pub cellar.

The entire upper floor is owners accommodation, with three bedrooms, bathroom, kitchen and a lounge. Externally the property benefits from outdoor seating and surfaced car parking.

There is potential for alternative uses subject to securing the relevant planning.

## Guide Price

Offers in the region of £250,000.

## Tenure

Freehold.

## Services

All mains services. Gas fired central heating.

## Rateable Value

The property has a rateable value of £11,000.

## License

The premises have the benefit of a Premises Licence (PL(A)0452) in accordance with the Licensing Act 2003.

## EPC

The property has an EPC rating of E107

## Viewing

For a formal viewing, strictly by appointment by Savills.

## Savills Private Finance

Funding for this transaction can be arranged by Savills Private Finance. Please contact Russell Hall on 0161 2447797 or alternatively email [Rahall@savills.spf.co.uk](mailto:Rahall@savills.spf.co.uk).

## Contact

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