



44 Victoria Road Ulverston, LA12 0BY

Substantial, single storey commercial industrial premises. Extending to approximately 10,000 square feet with adjacent delivery / access yard. Central and prominent location close to the Town Centre. Suitable for change of use and a conversion subject to planning permission. Excellent investment property for rental purposes and with the potential to divide. All enquiries to sole agents: Corrie and Co; 01229 525333.

Offers Over £450,000

44 Victoria Road

Ulverston, LA12 0BY



- Incentives Available
- Substantial Premises
- Central Location
- Excellent Investment
- Approx. 10,000 square feet

Summary

Show Room

114'9" x 29'10" (27'10") (35 x 9.10 (8.50))

Office (Integral)

10'2" x 10'5" (3.10 x 3.20)

Second Office (Integral)

10'5" (3.2)

Cloaks

Secondary Display Area

29'6" (9.0)

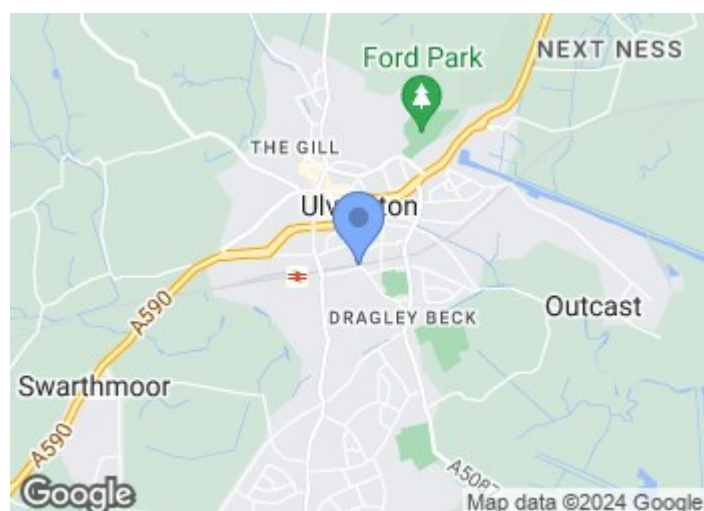
Inner Workshop

22'11" x 26'2" (7.0 x 8.0)

External

Store

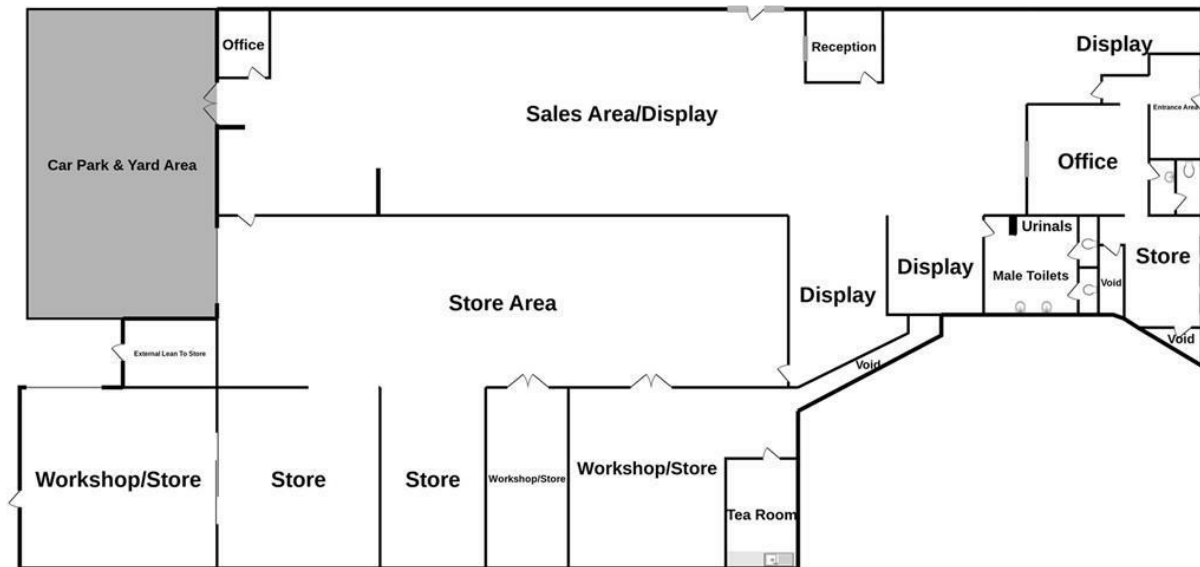
26'10" x 26'2" (8.2 x 8.0)



Directions



Ground Floor



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Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
103 kWh/m ² A	73 kWh/m ² C	102 g/m ² A	52 g/m ² C
81-101 kWh/m ² B	55-77 kWh/m ² D	91-101 g/m ² B	31-45 g/m ² D
61-80 kWh/m ² C	35-54 kWh/m ² E	81-90 g/m ² C	21-30 g/m ² E
41-60 kWh/m ² D	15-34 kWh/m ² F	71-80 g/m ² D	11-20 g/m ² F
21-40 kWh/m ² E	1-14 kWh/m ² G	61-70 g/m ² E	1-10 g/m ² G
1-20 kWh/m ² F		51-60 g/m ² F	
1-20 kWh/m ² G		41-50 g/m ² G	

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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