



## 9 Market Street

Ulverston, LA12 7AY

Offers In The Region Of £325,000



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*For sale freehold, this prime property boasts an exceptional location with high street frontage, offering excellent visibility and accessibility. The storefront presents a lucrative opportunity for retail or commercial ventures, ideal for attracting foot traffic and maximising business potential. Beyond the bustling street-facing facade lies an additional versatile space, perfect for retail operations or other commercial endeavors. Additionally, the property includes three self-contained one-bedroom flats above, providing an attractive investment opportunity with potential rental income streams. With its strategic positioning, adaptable layout, and mixed-use potential, this property represents a lucrative investment opportunity in a thriving town.*

At the ground level, two distinct commercial units occupy the bustling Market Street. The front unit currently houses a thriving hair salon, benefitting from the steady flow of foot traffic. Meanwhile, the rear commercial unit, accessible from Potters Court, is currently utilised as consulting rooms, offering versatile possibilities for multi-use purposes. Ascending to the upper levels of Market Street, three self-contained flats are spread across the first and second floors, accessed through common parts from Potters Court. Each flat is thoughtfully arranged, featuring a comfortable sitting room, a well-equipped kitchen, a modern bathroom, and a cosy bedroom, ensuring a desirable living environment for prospective tenants. With its strategic location, diverse rental income streams, and adaptable layout, this multi-let property presents an attractive investment opportunity in a vibrant urban setting.

### 9 Market Street

Ground floor area 50.65 sq m (545 sq ft)  
Ground floor stock 27.97 sq m (301 sq ft)  
Total Ground Floor 78.62 sq m (846 sq ft)  
Ground floor we facilities and kitchen  
EPC -115 (E)  
Rateable value £10,500

### 7 Potters Court

Ground Floor 18.1 sq m (195 sq ft)  
EPC - 67 (C)

### Flats

Access for each flat is via Potters Court  
Sitting room, Kitchen, Bathroom and One bedroom  
Council Tax Band A  
EPC Ratings - Flat 1 59 (D) Flat 2 50 (E) Flat 3 65 (D)  
Rent achieved £4,800 pa per flat

- Prime Location
- Two Commercial Let Properties
- Tenancy Schedule Available

- Mult Let Opportunities
  - Three Flats
- All enquires via Selling Agent



## Road Map



## Terrain Map



## Floor Plan

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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

