



## 2 Upper Brook Street

Ulverston, LA12 7BH

A lovely, traditional self contained freehold shop in an excellent location off King Street. Extremely well presented and versatile for business use/retail purposes. There is a shop retail area followed by a first floor sales/display area. Integral cloaks/WC. Ideal for the business person or investor with strong rental potential. Early and vacant possession. No chain...

**Offers In The Region Of £95,000**

## 2 Upper Brook Street

Ulverston, LA12 7BH



- Freehold Shop
- Strong Rental Potential
- Excellent Location
- Brilliant Investment Opportunity
- No Chain
- EPC E

### Approach

#### Shop - Retail Area

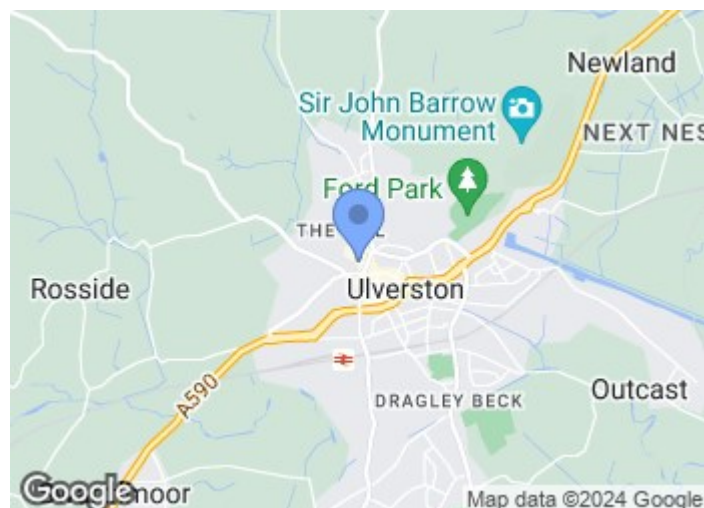
10'9" x 7'10" (3.30 x 2.40)

#### First Floor - Store or Display Area

11'1" x 7'8" (3.40 x 2.34)

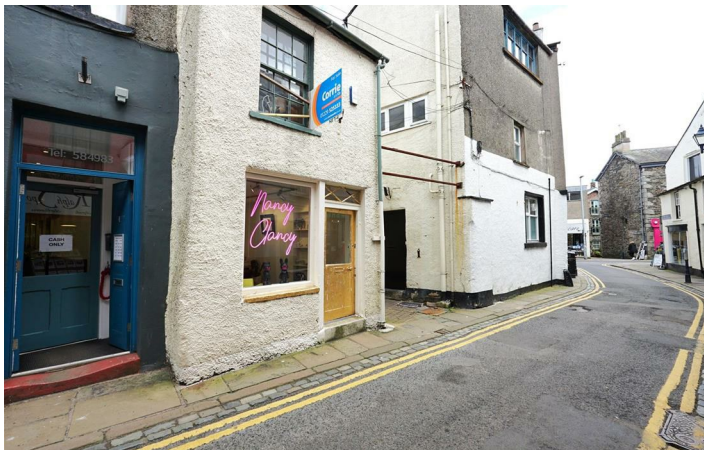
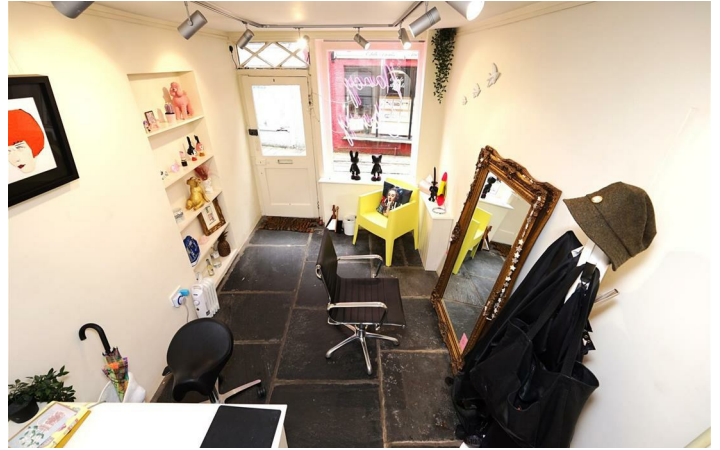
#### Internal Cloaks

#### Exterior Front



### Directions





## 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 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 <sub>2</sub> ) Rating			
How energy efficient - lower running costs	Current	Standard	How environmentally friendly - lower CO <sub>2</sub> emissions	Current	Standard
92-100 A			02-10 A		
81-91 B			10-20 B		
69-80 C			20-30 C		
55-68 D			30-40 D		
45-54 E			40-50 E		
35-44 F			50-60 F		
2-34 G			60-70 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	