

26 • NEW MARKET STREET • ULVERSTON • LA12 7LN FREEHOLD INVESTMENT - FIRST AND SECOND FLOOR FLATS AVAILABLE WITH VACANT POSSESSION



#### Location

Ulverston is an attractive market town situated in South West Cumbria. It lies a few miles south of the Lake District National Park and has a population of approximately 12,000 although it draws upon a much wider catchment.

Ulverston lies approximately 8 miles from Barrow-in-Furness, 20 miles from Windermere, and 26 miles from Kendal, and access to the M6 motorway at junction 36. The town has the benefit of a railway station on the Furness line linking it to Lancaster and the west coast main line beyond.

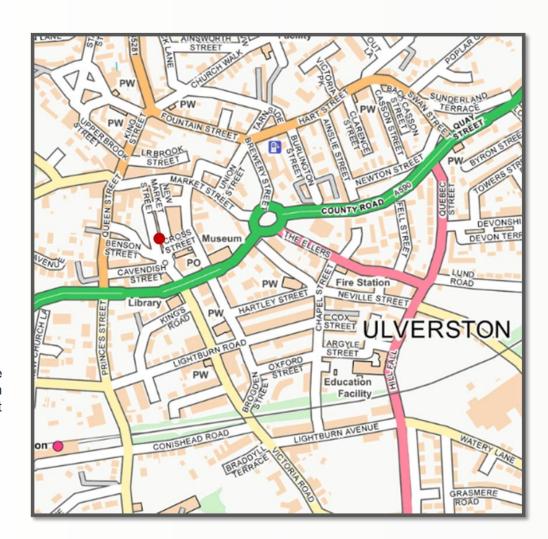
The property is positioned to the west side of New Market Street, one of the town's principal retail pitches, situated within a mid-terraced location close to Poole Townsend Estate Agents, Bargain Brands and Ulverston Markets.

# **Description**

The property is brick and stone construction with timber casement windows, beneath a pitched slate covered roof. At ground floor level is a Cumberland Building Society trading branch. Above are two residential flats access to which is gained from the rear of the property via a separate designated entrance. Both flats include: a large open plan living room with a kitchen area, a good-sized double bedroom, and a bathroom with a built in airing cupboard.

\*\* SALE PRICE £275,000 \*\*

\*\* PRIME LOCATION IN TOWN CENTRE \*\*



\*\* 999 YEAR LEASE TO BE GRANTED FOR THE GROUND FLOOR \*\*

# **26 New Market Street**

## **Residential Accommodation**

26 New Market Street provides the following useable floor area(s):

Description	Area Sq M	Area Sq Ft
First Floor Flat		
Bedroom	16.48	177
Dining/ Living	41.83	450
WC		
TOTAL	58.31	628

Description	Area Sq M	Area Sq Ft
Second Floor Flat		
Bedroom	23.24	250
Dining/ Living	41.83	450
WC		
TOTAL	65.07	700

## **Services**

The property is connected to mains electricity and water. Heating is by way of electric storage heaters. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

#### Sale/ Lease Terms

Offers in the region of £275,000 are invited for the freehold interest. At completion, the current owners, the Cumberland Building Society, will enter into a new 999-year lease at a peppercorn rent relating to the ground floor of the property. Other details on the proposed ground floor lease are available from the agents.

#### **Council Tax**

The council tax banding for each flat is band A.

## **Energy Performance Certificate**

The property benefits from EPC Ratings as follows

- Flat 26a E-54.
- Flat 26b D-68.
- · Ground Floor commercial unit, new EPC being commissioned.

#### **VAT**

We understand VAT is not payable on the purchase price.

### Costs

Both parties will bear their own legal and professional costs involved in the transaction.

# **Viewings**

Strictly by appointment via the joint agents, Carigiet Cowen and Poole Townsend.

For further information, please contact:

lain Henderson, Carigiet Cowen T: 01228 635005 ihenderson@carigietcowen.co.uk Rachael Cole, Poole Townsend T: 01229 811811 Rcole@pooletownsend.co.uk

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