



## 16 Market Street Ulverston, LA12 7LR

Introducing an exceptional opportunity for investors and entrepreneurs: a superb, grade II listed freehold commercial premises in a prime location. This property boasts a ground floor retail area with a spacious and well-fitted shop spanning 31ft/9.5m, along with an office, rear hall, store, and kitchen area. The lease is subject to a long-term agreement - currently achieving £12,000 per annum, ensuring stability and potential for growth.

Additionally, the first floor features a self-contained office measuring 27ft/8.2m, complete with cloaks/WC. While some updating may be required, this space offers immense potential for customisation and personalisation.

Furthermore, the second floor of this remarkable property comprises potentially a residential flat. With a lounge/kitchen space spanning 15ft/4.60m, a comfortable bedroom, and a convenient shower room, this living space is ready for immediate possession subject to planning permission.

For those seeking even more investment opportunities, there is an adjacent commercial and residential building available through Corrie and Co. This presents the chance to expand your portfolio and capitalise on the thriving local market. With a competitive price and excellent investment potential, don't miss out on this exciting opportunity.

**Offers In The Region Of £225,000**

# 16 Market Street

Ulverston, LA12 7LR



- GF Retail Space earning £12,000 per Annum
- Flying Freehold
- Grade II Listed
- Early Possession
- FF Office Space
- Excellent Investment
- Prominent Location
- Second Floor Residential Flat
- Realistic Price
- Business Not Effected

## Ground Floor Retail Area

31'2" x 11'9" (26'2") (9.50 x 3.60 (8.0))

## Rear Hall

17'0" (5.20)

## Store Space

extends to 10'9" (extends to 3.30)

## Cloaks WC

11'0" x 4'0" (3.376 x 1.220)

## Kitchenette

11'5" x 5'0" (3.488 x 1.546)

## First Floor Accommodation

27'0" x 15'2" (8.237 x 4.643)

## Hall

extends to 5'10" (extends to 1.80)

## Office

26'10" x 15'1" (19'0") (8.20 x 4.60 (5.80))

## Second Floor Accommodation

15'1" x 14'6" (4.609 x 4.441)

## Second Floor Landing

14'5" (4.40)

## Lounge

14'5" x 15'1" (4.40 x 4.60)

## Bedroom One

18'0" (8'10") x 8'2" (4'11") (5.50 (2.70) x 2.50 (1.50))

## Shower Room

7'9" x 4'4" (2.364 x 1.326)



[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	
Current	Standard	Current	Standard
103 kWh/m <sup>2</sup> A		0.02 t/m <sup>2</sup> A	
81-102 kWh/m <sup>2</sup> B		0.03 t/m <sup>2</sup> B	
61-80 kWh/m <sup>2</sup> C		0.04 t/m <sup>2</sup> C	
41-60 kWh/m <sup>2</sup> D		0.05 t/m <sup>2</sup> D	
21-40 kWh/m <sup>2</sup> E		0.06 t/m <sup>2</sup> E	
11-20 kWh/m <sup>2</sup> F		0.07 t/m <sup>2</sup> F	
1-10 kWh/m <sup>2</sup> G		0.08 t/m <sup>2</sup> G	

EU Directive 2002/91/EC