

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



28a Queen Street

Ulverston, LA12 7AF

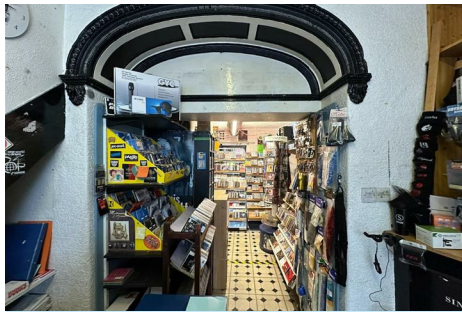
Offers In The Region Of £72,500



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Ulverston, LA12 7AF

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Versatile Commercial Grade II Listed Property in Prime Location

Discover an excellent opportunity with this property situated on the outskirts of the town centre. Boasting convenient access from the front elevation and benefiting from nearby on-street parking, this property is ideal for a variety of retail ventures.

Call us today to secure your appointment to view this exciting possibility.

Upon approach to this building we find a covered walk way to the front door, the front door open's into the shop which is a light, airy and featuring a high ceiling. To the left of the front door there is a full length shop window display, featuring a stained glass upper section.

Walking to the rear of the shop we have a sympathetically styled period arch leading into the rear sales/display area which features cupboards and a large glazed window.

Heading upstairs to the office/stock room where we have a traditional fire surround a large window and tucked behind a partition a toilet and basin. This 1st floor area again has a high ceiling at 3 meters and a pendant light.

Shop/Retail Area

16'8" x 10'5" (5.10 x 3.20)

Rear Sales / Display

8'6" x 10'5" (2.60 x 3.20)

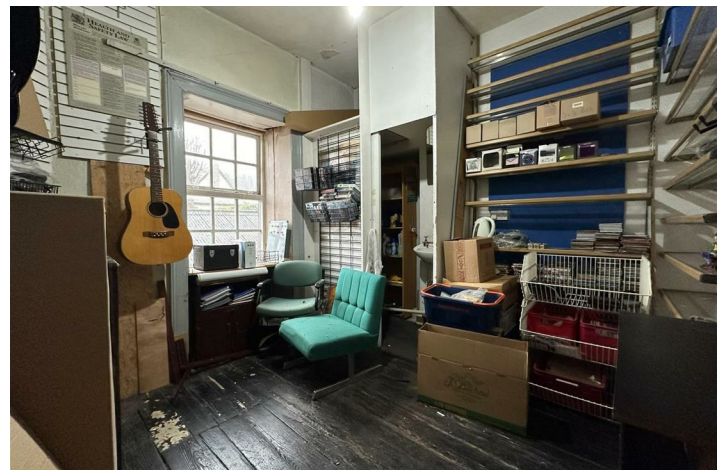
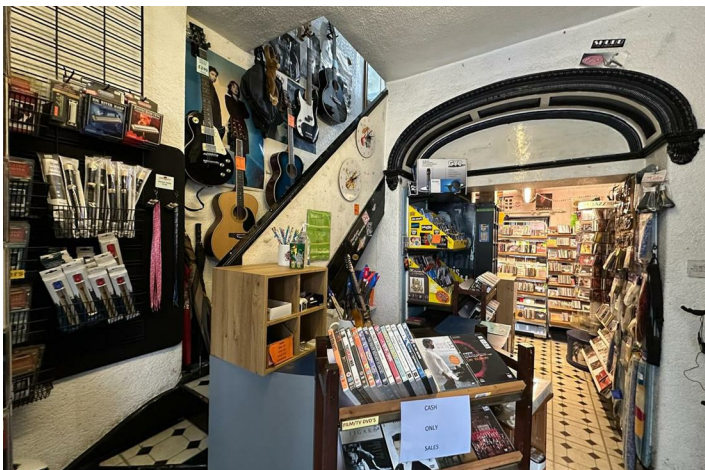
Office/Stock Room

10'2" x 9'10" (3.10 x 3.0)



- Town Centre Location
- Vacant Possession
 - 2 Storey

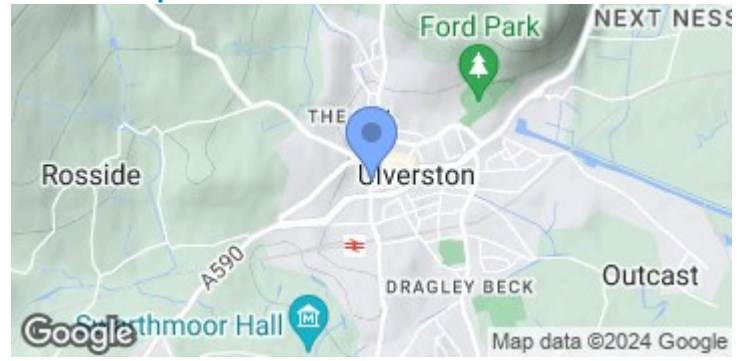
- Parking nearby
- Grade II Listed building
 - Freehold



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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	