



6 Cross Street

Ulverston, LA12 7LF

Offers In The Region Of £250,000



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These are traditional. redbrick, freehold commercial premises. Previously used as versatile accommodation, over two floors. Valuable benefit and investment opportunity with previous planning permission. The planning consent was for three residential self contained flats. With approx 3000 sq ft of floor area, two flats are two bedrooms and one with one bed. Central location off County Square between New Market and Brogden Street. Vacant possession with an early completion.

This is a rare opportunity for a central freehold commercial premises. Currently office usage but with (Valuable) benefit of Planning Permission. The building can easily convert to 3 residential properties.

Accommodation to Two Floors presently affording...Entrance/Reception Halls, WC Facilities, Kitchen, Five Excellent Offices, Stairs/Landing, Office/Room with 3 Piece Shower Room, separate Further Office. A lovely, Traditional Brick Building: Super Location (Nr County Square)

Approach

Entrance Hall extends to
13'9" (4.2)

Inner Hall extends to
14'5" (4.4)

Gents

Ladies/Disabled

General Office
23'10" x 11'6" (7.27 x 3.50)

Office Room Two
14'1" x 11'6" (4.30 x 3.50)

Office Three
17'0" x 18'0" (5.18 x 5.48)

Office Four
21'0" x 18'9" (6.40 x 5.72)

Office Five
14'0" x 12'0" (4.26 x 3.65)

Kitchenette
6'4" x 5'11" (1.94 x 1.80)

Stairway Details

First Floor Landing extends to
10'2" (3.10)

Store Room
8'10" (2.70)

Eaves Store
17'5" x 8'10" (5.3 x 2.70)

First Floor Office One
12'4" x 9'6" (3.75 x 2.89)

Shower Room (En Suite)
7'6" x 5'2" (2.28 x 1.57)

First Floor Office Two
13'11" x 8'7" (4.24 x 2.62)

Exterior

Planning Permission

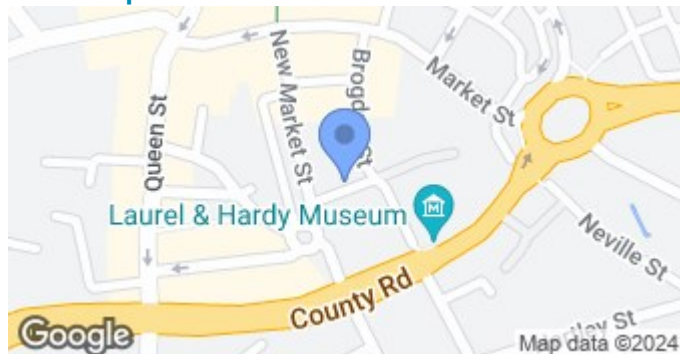


- Freehold Commercial Premises
 - Previous Planning Consent
 - Vacant Possession

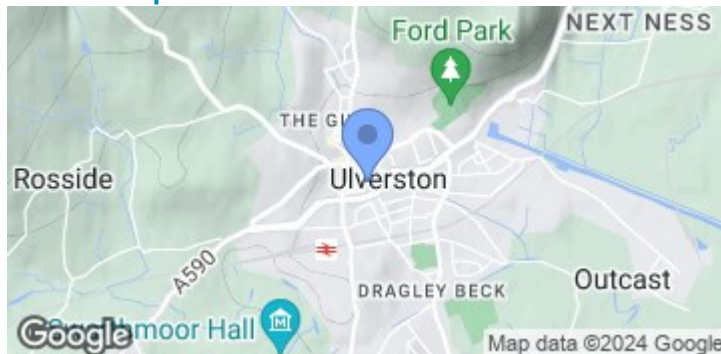
- Versatile Accommodation
 - Central Location
 - Early Completion



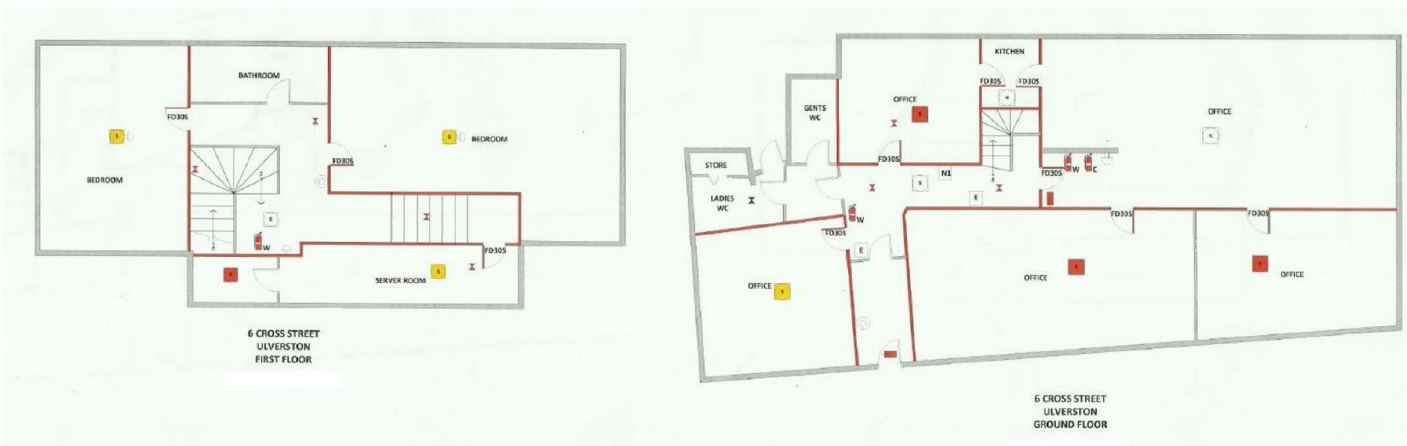
Road Map



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.

