CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

# The Olde Mill Coast Road

## Ulverston, LA12 9RB

An exceptional freehold commercial property with enormous potential is now available for sale due to retirement. This versatile premises features a spacious 2-bedroom self-contained flat on the first floor and a fully equipped trading ground floor, presenting an exciting opportunity. The property enjoys stunning views towards Morecambe Bay, adding to its charm and appeal. This breathtaking backdrop makes it a perfect location for hospitality ventures or residential living. On the ground floor, the property boasts function rooms suitable for a variety of uses, a fully operational bar and lounge area, ladies' and gentlemen's toilet facilities, and a well-appointed commercial kitchen that is ready for immediate use. For those interested in the business potential, the property is available as a trading business, with all fixtures and fittings available for purchase separately. It is ready to continue operating as-is or can be adapted for a new business venture. Additionally, the property offers significant redevelopment potential, subject to the necessary planning permissions. Viewings by Appointment Only.

## Offers In The Region Of £475,000

# The Olde Mill Coast Road

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- Superb Investment Opportunity
- Landscaped Gardens
- Short Drive to Amenities
- Prominent Location
- Shared Driveway
- Can Be Sold with the Business
- Independent, First Floor Apartment
- Stunning Views Over the Bay

**Primary Bar**
24'3" (35'1") x 20'11" (7.40 (10.70) x 6.40)
Excellent presentation with stained beams. Purpose built, fully equipped stone faced bar with polished oak counter.

**The Mill Room**
36'5" x 20'8" (11.10 x 6.30)
With three front facing double glazed windows with stunning and panoramic views over Morecambe Bay. Vaulted ceiling with beams and oak flooring, Twin doors lead into the kitchen.

**Function Room**
49'2" x 18'8" (15 x 5.70)
Four double glazed twin aspect windows looking into the landscaped, ornamental garden.

**Inner Hall**
of 21'3" (of 6.50)
Both Gentleman and Ladies Modern Cloak Facilities. Walk in (ground floor) Cellar with air conditioning

**Rear Hall**
of 12'1" (of 3.70)
With flagged floor and inner store room. External double glazed door to the rear garden

**Commercial Kitchen**
19'4" x 14'9" (5.9 x 4.50)
Porcelain tiled floor. Extractor units, vanity basin, twin gas Vaillant boilers.

**Preparation Room**
20'8" x 9'10" (6.30 x 3.0)
Front double glazed indow, polished slate floor, stainless twin sink unit. Access to the service corridor and doors in the Mill Room and Kitchen.

**APARTMENT**
With independent access from the side of the building.

**Lounge**
16'4" x 10'5" (5.00 x 3.20)
With front facing window offering panoramic Morecombe Bay views. Wall presented and decorated.

**Dining Room**
17'0" x 10'5" (5.20 x 3.20)
UPVC double glazed windows to the front again with stunning views. Ceiling height of 2.40m.

**Kitchen**
11'1" x 4'11" (3.40 x 1.50)
Light oak shaded base units. Work surface, stainless steel sinks. Modern recess tiling. Stainless cooker filter hood. Recess point for electric cooker.

**Bedroom One**
12'1" x 13'1" (3.70 x 4.00)
Double glazed front facing window with superb views.

**Bedroom Two**
11'1" x 10'2" (3.40 x 3.10)
Side facing double glazed window.

**Shower Room**
6'2" x 5'2" (1.90 x 1.60)
Fully tiled. Modern three piece suite in white. Quadrant shower cubicle.

**Bathroom**
7'2" x 7'6" (2.20 x 2.30)
Modern contemporary style suite in white. D shaped basin. Pear shaped bath with mixer tap and glazed screen over bath and shower.

**External**
The property fronts the Coast Road, Ulverston to Barrow. Twin gates to the (side) driveway. Open wall to the beautiful garden, with fountain and chippings. Access to the side and the rear through the shared drive.

## Directions

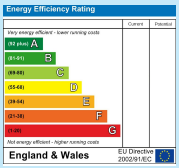
## Floor Plan

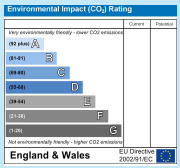
Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second 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.

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