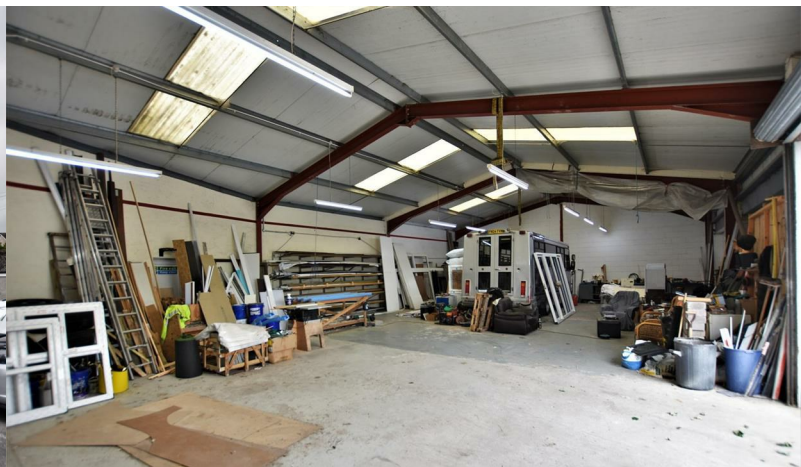




North Lonsdale Road

Ulverston, LA12 9DJ

Offers In The Region Of £500,000



North Lonsdale Road

Ulverston, LA12 9DJ

Offers In The Region Of £500,000



*Modern, purpose built commercial premises with a prominent established location.
Well maintained and presented, extended offering versatility for use.
Obvious potential for division or sub-let. Excellent investment at realistic price.
Only For Sale due to owners retirement.*

*Reception and Hall is front facing with laminate floor. General Office of 24ft/7.3m and a private inner office.
Show Room of 28ft/8.5m - 51sq ft / 48m2.
Rear Hall, Kitchenette, W/C's, 19ft/5.7m Garage and Shed with Roller Shutter Door.
S/C Workshop 69ft/21m X 36ft/11m - Well Equipped - 3 Phase and High Ceilings.
Front and Open Concrete Apron for Parking and Deliveries etc.*

Reception/Hall Area

19'10" x 13'10" (6.064 x 4.237)

(Inner) Office

7'10" x 15'1" (2.4 x 4.6)

General Office

13'9" x 24'7" (4.20 x 7.50)

Show Room

27'10" x 18'4" (8.50 x 5.60)

Rear Hall

19'8" x 5'10" (6 x 1.80)

Garage

19'4" x 13'9" (5.90 x 4.20)

Workshop

68'10" x 36'1" (21 x 11)

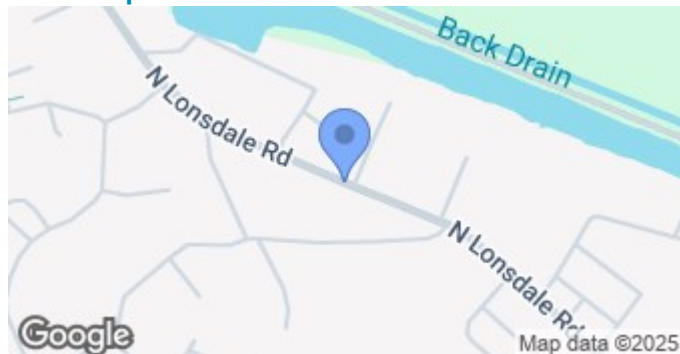
External



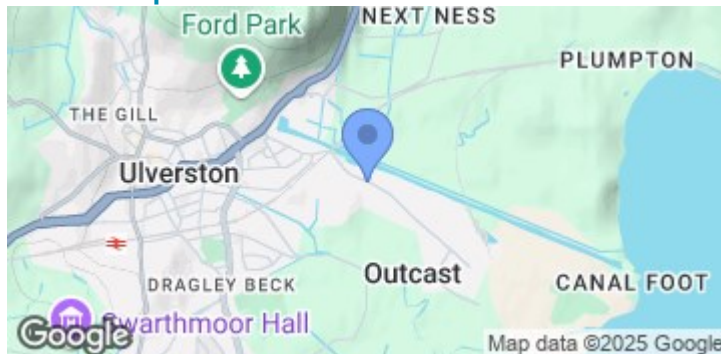
- 3 Phase Electric
- Large Front Apron - Easy Access
- Good Prominent Location
- On-Site Toilet Facilities
- High Level Roller Shutter Door
- Water and Electric throughout
- Large Commercial Premises
- Excellent location



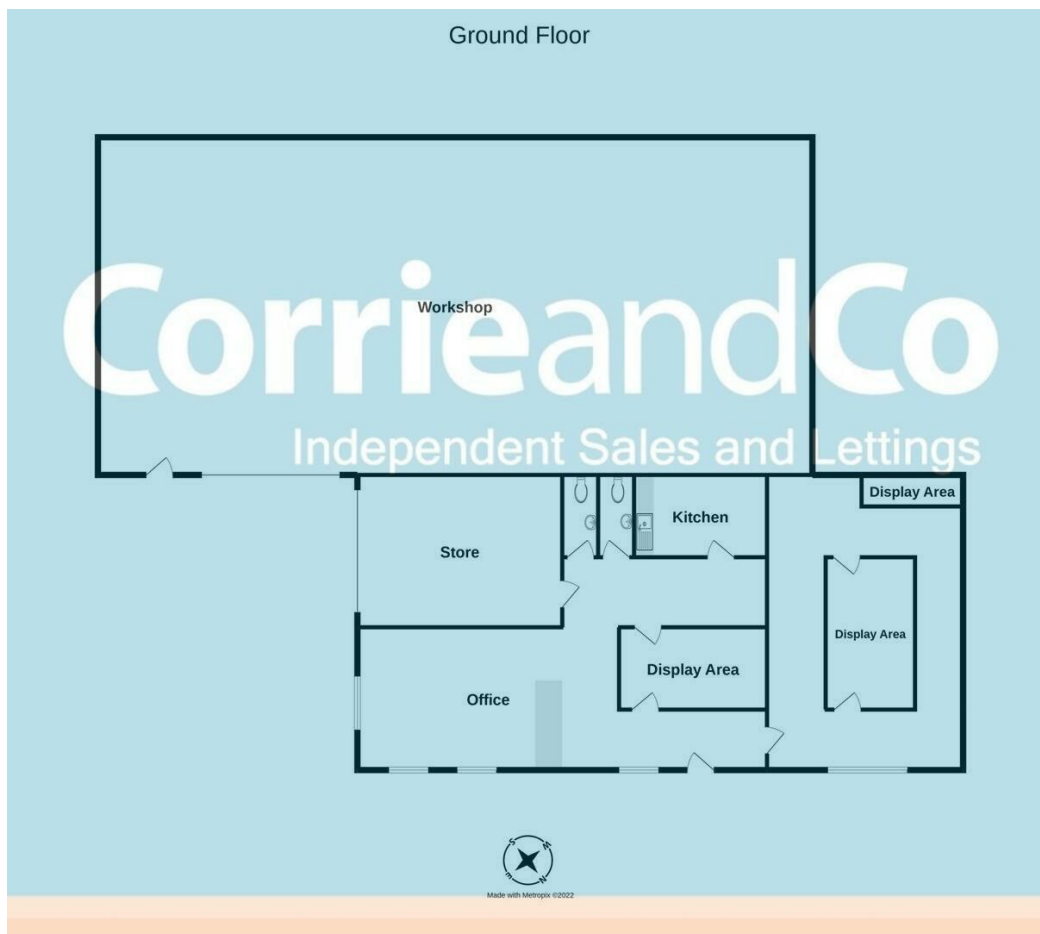
Road Map



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		