



7 Cavendish Street

Ulverston, LA12 7AD

Offers In The Region Of £190,000



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NO UPPER CHAIN...

This expansive traditional Victorian property offers a fantastic opportunity, boasting a generously sized ground-floor shop, two spacious cellar rooms, and an impressive three-storey, two-bedroom flat above. With ample space spread across multiple levels, this substantial premises is ideally situated, making it an excellent commercial investment or owner-occupier opportunity. Available freehold with no upper chain, the property is competitively priced for a swift and straightforward transaction, allowing for early completion. Whether for business use, rental income, or redevelopment, this remarkably spacious and versatile property presents an outstanding prospect in the current market.

Step into this characterful former bakery, now offering a versatile space full of potential. The shop area is bright and functional, featuring base units and a central display unit, making it ideal for a variety of uses. Two sizeable prep/storage rooms provide excellent workspace, both equipped with light and power. From here, you have access to the cellar, kitchen, and staircase leading to the first floor.

The kitchen is generous in size, fitted with a range of base and wall units, offering plenty of storage and workspace. There's also ample room for additional cupboards or furnishings, making it a practical and adaptable space. A door leads to the rear yard, which includes a corrugated covered area and an external WC. A metal staircase provides independent access to the apartment above, ideal for self-contained living or rental purposes, and fire/emergency access.

The lower level boasts two cellar rooms, both equipped with light and power, making them superb storage spaces with endless possibilities.

The Apartment

Spread across three floors, the apartment offers spacious and well-proportioned living areas. On the first floor, the lounge is a good size, featuring a gas fire for a cosy feel. The kitchen is fitted with traditional base and wall units, a sink with drainer, an integrated hob and double oven, and space for a breakfast bar.

The second floor includes external access to the staircase, offering a convenient separate entry. Here, you'll find a four-piece bathroom suite, complete with a low-level flush WC, wash hand basin, corner bath, and a walk-in shower cubicle. This floor also houses a well-sized double bedroom.

The top floor bedroom is most impressive, featuring three Velux windows that flood the space with natural light. The room also benefits from built-in eaves storage, adding to its functionality.

Retail Area

Shop

14'1" x 12'5" (4.30 x 3.80)

Prep Room/Storage

14'1" x 9'10" (4.30 x 3.00)

Prep Room/Storage

9'6" x 13'1" (2.90 x 4.00)

Kitchen

12'9" x 12'5" (3.90 x 3.80)

Cellar Room One

13'9" x 12'1" (4.20 x 3.70)

Cellar Room Two

13'9" x 9'10" (4.20 x 3.00)

Apartment (Three Storey)

Lounge

13'5" x 12'9" (4.10 x 3.90)

Kitchen

15'1" x 6'10" (4.60 x 2.10)

Bedroom

14'1" x 13'1" (4.30 x 4.00)

Bathroom

11'5" x 7'2" (3.50 x 2.20)

Attic Room/Bedroom

20'8" x 13'1" (6.30 x 4.00)



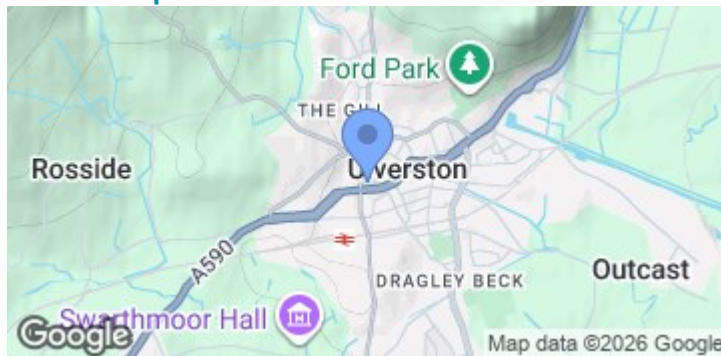
- Superb Investment Opportunity
- Three Storey, 2 Bedroom Apartment
 - Rear Yard with External WC
 - 2 x Useful Cellar Rooms
 - No Upper Chain
- Shop/Retail to the Ground Floor
 - Gas Central Heating
- External Staircase to Access Apartment
 - Town Centre Location
 - Council Tax Band - B



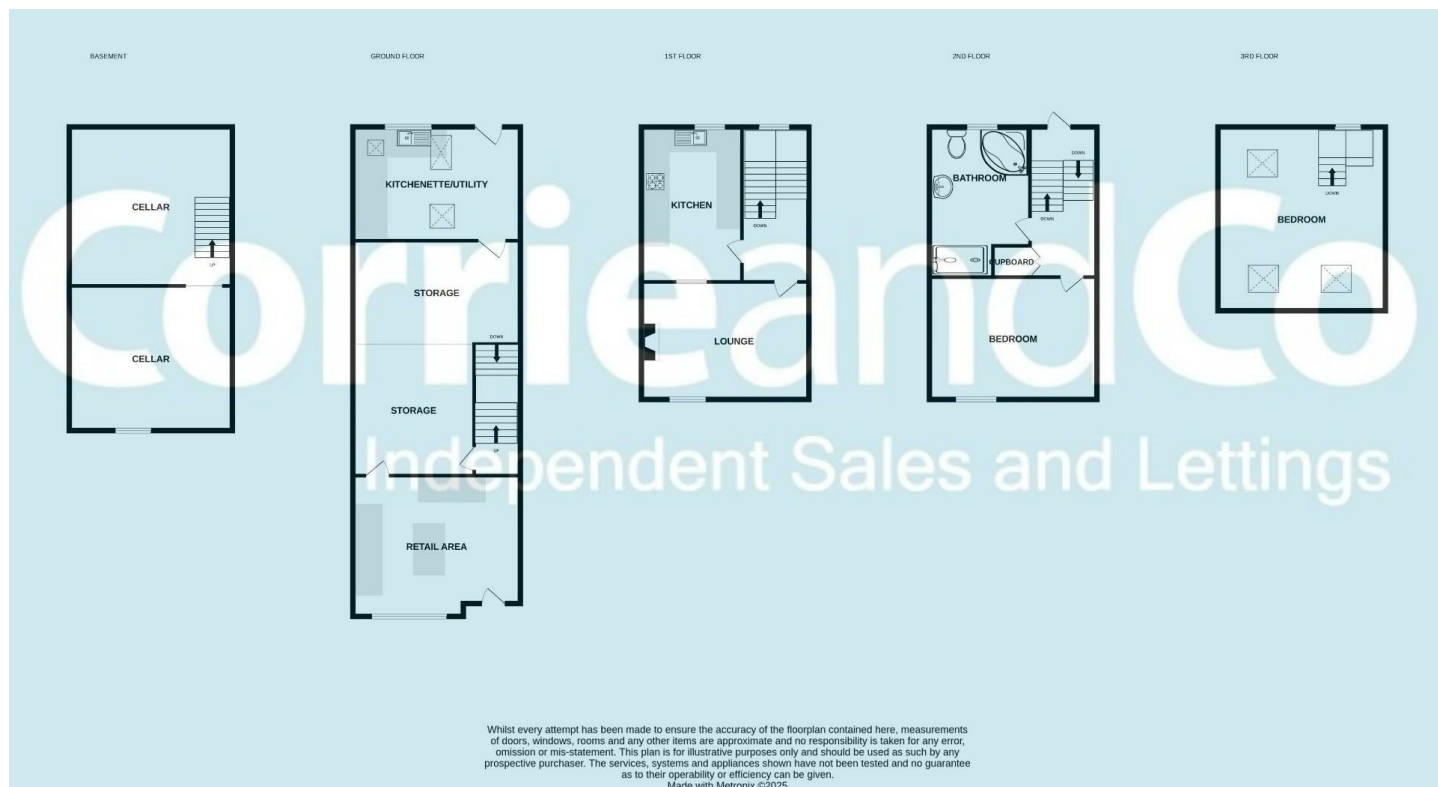
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

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		