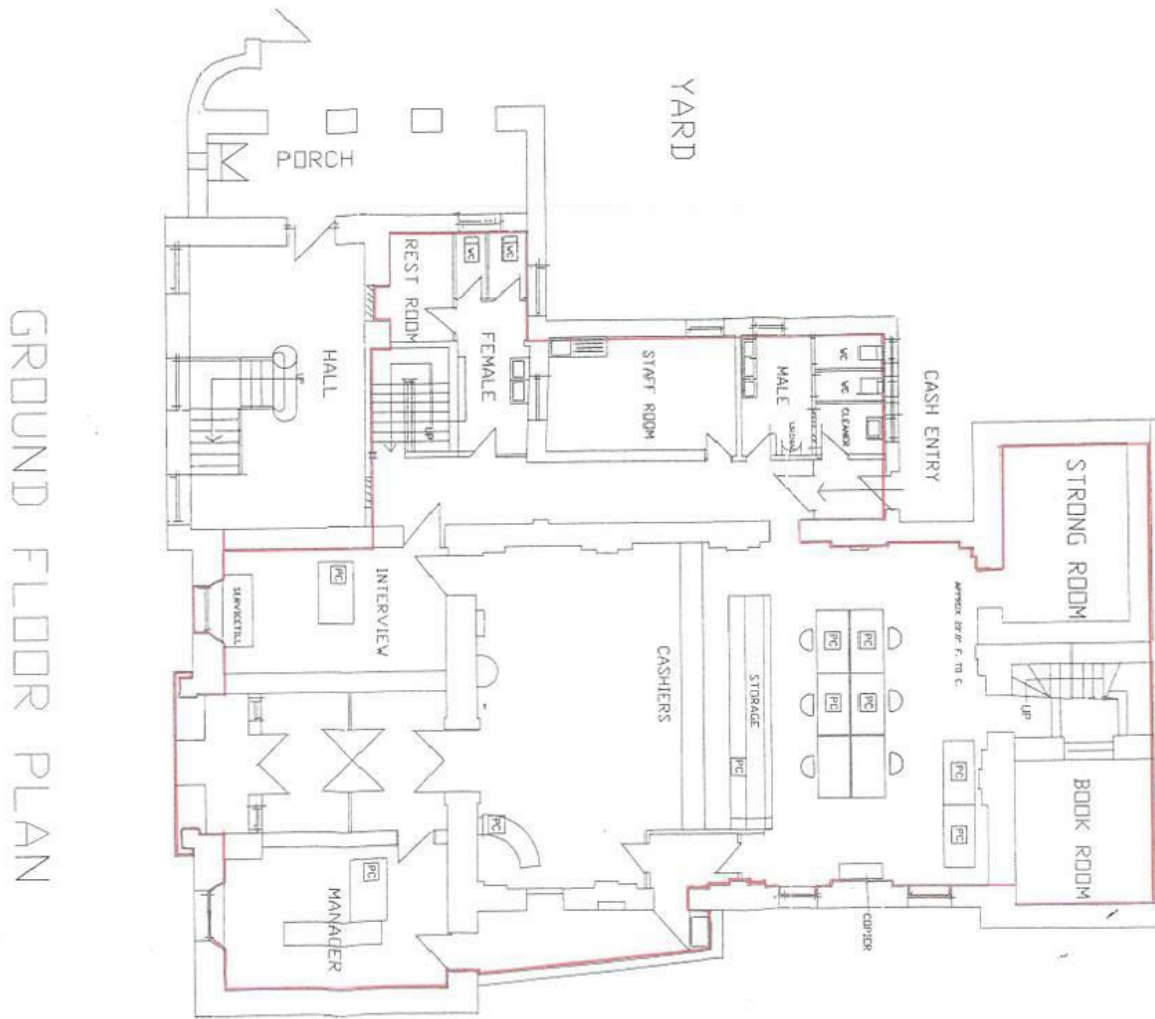




2 Queen Street

Ulverston, LA12 7AX

PRICE ON APPLICATION (SUBJECT TO VAT)



2 Queen Street

Ulverston, LA12 7AX

Formal Tender £1,200,000



2 Queen Street

For Sale, Freehold, Bank Premises with Two Self Contained apartments. Grade II Listed, central location, garden / parking. Existing AST rental income of circa £37,000pa. Planning permission for two / three storey 1,400sq ft semi houses and one link detached 2,000q ft property

Approach

The approach to this spectacular property is with steps and disabled access ramp, to the elevated front approach between the feature circular twin limestone pillars. Substantial twin doors to a reception vestibule and hall.

Side Office

17'8" x 12'1" (5.40 x 3.70)

With opaque window to the front. Ceiling height of 3.60m with cornice, heating radiator, power points, telephone and data point.

Central Banking Hall

40'0" x 28'10" (12.20 x 8.80)

Average ceiling height of 6.00m with stunning and elaborate plaster cornice, arched wall alcoves, four opaque leaded glazed sky light panes.

From the central banking hall and to the rear direct Chubb door to a walk in safe. Further independent access to the basement and stairs to the first floor.

Front Office

17'8" x 10'2" (5.40 x 3.10)

With opaque front facing window, suspended ceiling, radiators, power and data points

Inner Hall

39'4" (12m)

With kitchen, ladies and gentleman's WC facilities, pantry store room. Useful rear facing external door. (Second) basement s

External

This imposing Grade II listed building has a prominent situation to the centre of the town of Ulverston. Located on Queen Street, facing the Market Square and Market

Street, an iconic Victorian limestone building.

Currently, sheltered open porch for door access to a self contained hall, with period timber turning stairs to the first and second floors - and the two apartments.

The external curtilage presently affords convenient vehicular parking, substantial lawn of approximately 15m depth, further rockery garden within the (stone) walled rear garden.

Above the bank premises, there is independent access to the majestic first and second floor apartments. Each property is three bedroom with bathroom and en-suite, lounge and kitchen, open views over the town to the front.

Planning

Planning permission has been granted for a residential dwelling of approxm 1,400 sq. ft. on the footprint of the existing courtyard garage.

Also for a pair of three storey, four bedroom en-suite semi detached houses, slightly recessed but to the front of the plot

Additional Information

The Planning reference is SL/2018/0571

The site area is approximately 0.10 hectare to the inside of the boundary walls.

The date on the Title deeds is March 1862

The property is entered in the 53rd list of buildings of special architectural interest under section 54 of the TCP act and was listed 20th June 1972.

Ref:626 - 1/3/106 Grade 2. registered with SLDC 23/5/1996

Any prospective buyer should do there own searches but our understanding is that the listing refers to features on the front elevation.

The property has the benefit of all mains services, gas, electric and water. The apartments have independent supplies of all mains services.



Road Map



Hybrid Map



Terrain Map



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.

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