



The Old Library Cavendish Street

Ulverston, LA12 7AD

Prominent, classic building in central Ulverston available to be let a ground floor commercial unit. Planning application pending for flue and building regulations application for restaurant and cocktail bar use or use within class E, Work already started on transforming into a restaurant. Could be a variety of uses. Amazing opportunity in the heart of Ulverston.

£18,000 Per Annum

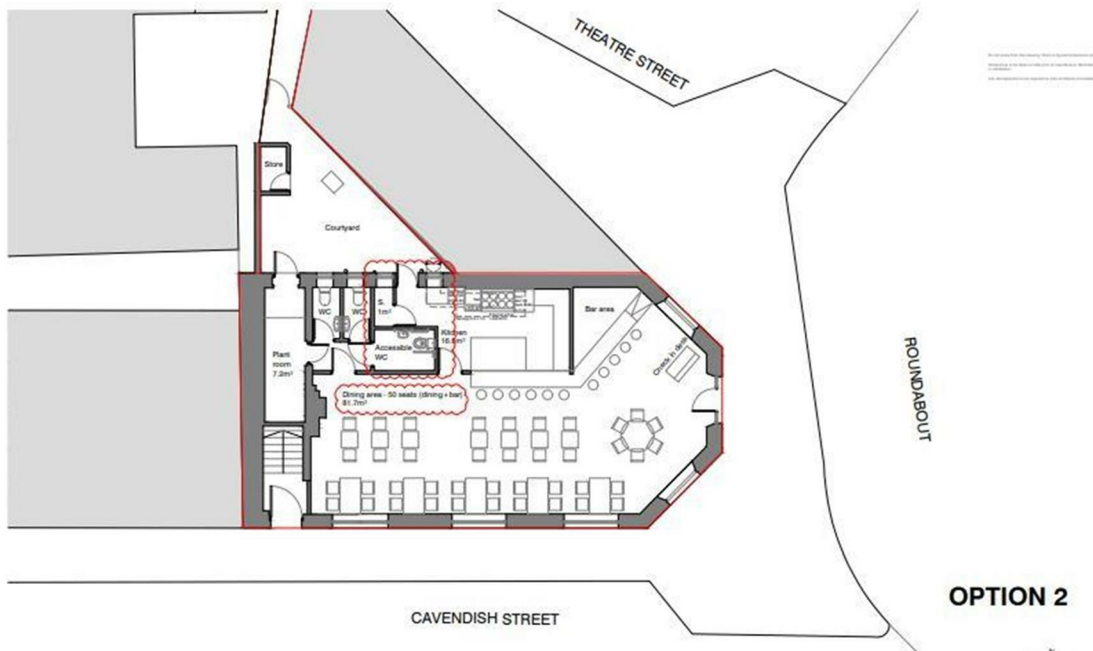
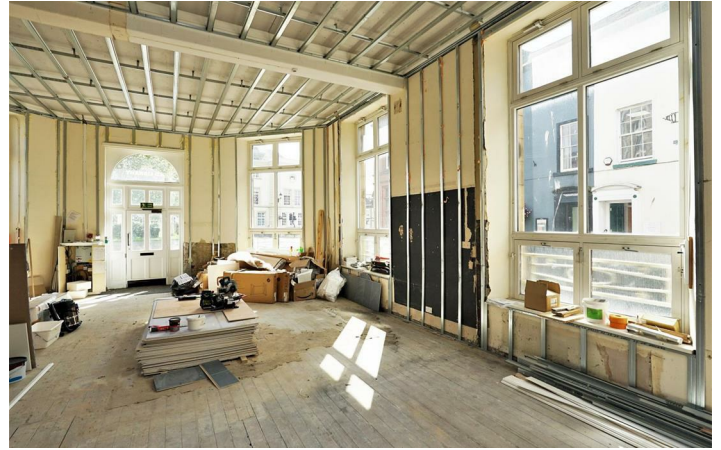
The Old Library Cavendish Street

Ulverston, LA12 7AD

- Ground Floor Premises
- Part refurbished for hospitality
- Quotes and drawings available
- Terms negotiable



[Directions](#)



01 Proposed Ground Floor Plan
Scale: 1:100

1:100 @ A3
Scale in Metres
0 1 2 3 4 5 10

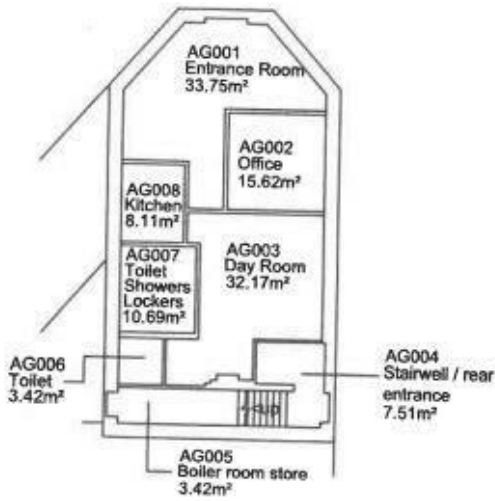
ISSUED FOR PLANNING

REV	Date	Description
1	12/03/22	Initial design
2	15/03/22	Revised design
3	16/03/22	Final design
4	17/04/22	Issued for Planning

PROJECT: Y0483 The Old Library, Liversham, LA12 7AD
DRAWING NAME: Proposed Ground Floor Plan
DWG NUMBER: Y0483 - 120
SCALE: 1:100 @ A3
DATE: April 2022
REV: D

Y&A Y&A Architects Ltd
Spence, Trafalgar Place
Brighton
BN1 4DU
T: 01273 608 444
E: info@yandarchitects.com
W: yandarchitects.com
yandarchitects

Floor Plan



GROUND FLOOR PLAN

Gross Internal Area = 128.79m²

Gross External Area = 154.77m²

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		Environmental Impact (CO ₂) Rating	
Current	Standard	Current	Standard
100-149 kWh/m ² A	45-55 kWh/m ² D	0-10 g/kWh A	10-15 g/kWh D
150-179 kWh/m ² B	56-65 kWh/m ² E	16-20 g/kWh B	21-25 g/kWh E
180-214 kWh/m ² C	66-75 kWh/m ² F	21-25 g/kWh C	26-30 g/kWh F
215-250 kWh/m ² D	76-90 kWh/m ² G	26-30 g/kWh D	31-35 g/kWh G
251-285 kWh/m ² E		31-35 g/kWh E	
286-320 kWh/m ² F		36-40 g/kWh F	
321-355 kWh/m ² G		41-45 g/kWh G	

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC