



31 - 33, Queen Street, Ulverston, LA12 7AF

This property will be available soon due to existing business relocating. Nestled in the heart of Ulverston, this ground floor commercial premises on Queen Street presents an exceptional opportunity for those seeking a prominent location for their business. With two spacious reception rooms, the property offers ample space for various commercial activities, making it ideal for a variety of enterprises.

The shop benefits from a well-maintained interior, ensuring a welcoming atmosphere for both customers and staff. Its strategic position in a bustling area guarantees excellent footfall, providing a steady stream of potential clients and enhancing visibility for your business.

This property is not just a space; it is a chance to establish your presence in a vibrant community. With its prime location and well-kept condition, this shop is poised to become a successful venture for the right entrepreneur. Whether you are looking to start a new business or expand an existing one, this property on Queen Street is certainly worth considering.

- Ground Floor Commercial Premises
- Prominent Location
- 2 reception rooms incl kitchenette

£12,000 Per Annum*

Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	