



1-3 Union Street, Ulverston

- Freehold building with potential the to start a new business
 - Fantastic retail unit with holiday lets above
 - Three self-contained apartments ideal as rentals
 - Private entrance to the self contained apartments
 - Use of low maintenance private rear yard
- Recently modernised across four floors
- Double fronted shop within the pretty market town of Ulverston
 - Separate utilities/services across the apartments and shop
 - The ideal investment opportunity with a live in option
 - Energy performance certificate B

£550,000

HUNTERS®
HERE TO GET *you* THERE

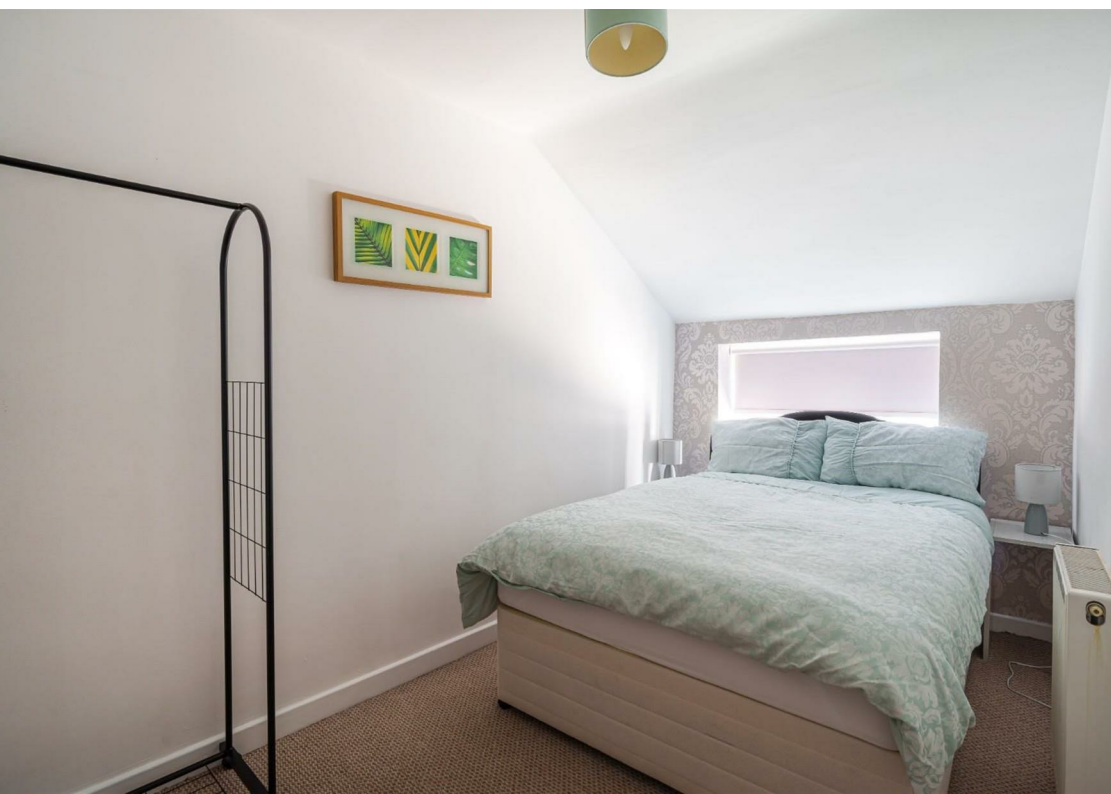
A unique opportunity to acquire a freehold building within the centre of the pretty market town of Ulverston.

If you're looking to start a new adventure within the centre of a busy market town then look no further. This exciting opportunity includes a generously sized dual fronted shop just under 1000 Sq feet. The use of a rear yard and three self-contained contemporary apartment's. All with separate utilities and recently upgraded.

Union Street is located just off Market Street, the main shopping street in Ulverston. There are two car parks within a minutes walk of the shop and a wealth of trading shops around it.

Contact Hunters for more information.

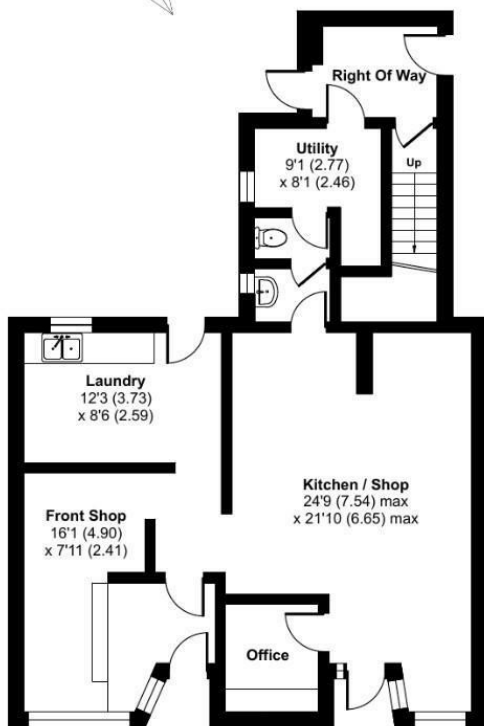




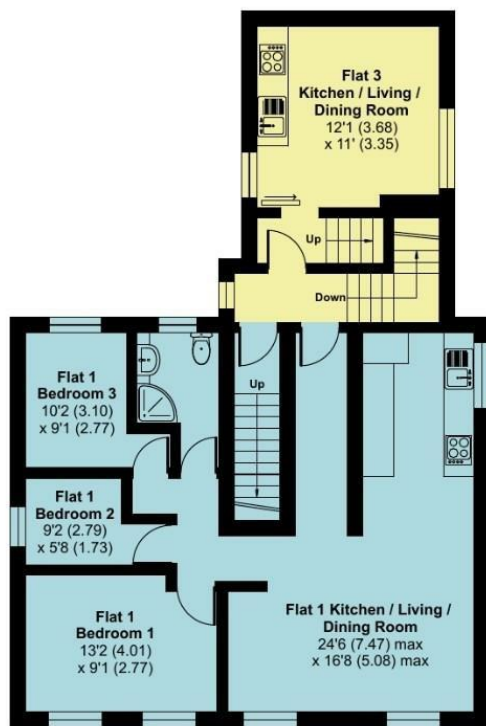
Union Street, Ulverston, LA12

Approximate Area = 2877 sq ft / 267.2 sq m

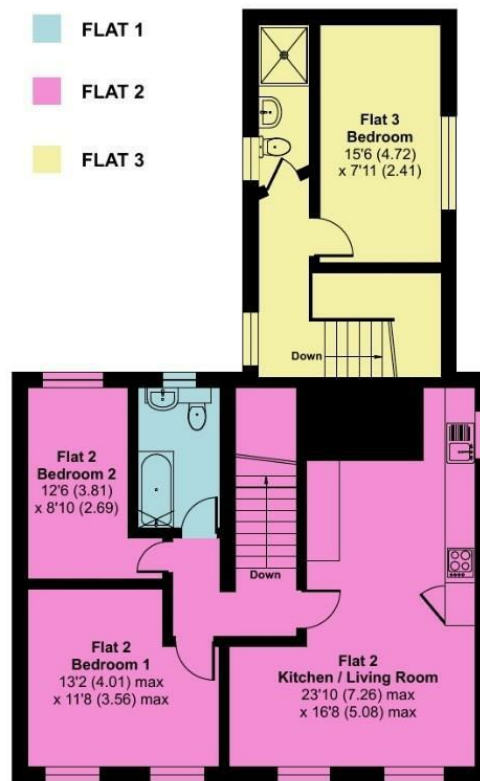
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 83.8 SQ M
(903 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 89.9 SQ M
(968 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 93.4 SQ M
(1006 SQ FT)

- FLAT 1
- FLAT 2
- FLAT 3

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|--|---------|----------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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