



## Haverthwaite

£480,000

Clock Tower Business Centre, Low Wood, Haverthwaite,  
Ulverston, LA12 8LY

An investment opportunity to own 39.285% of The Clock Tower Business centre currently arranged as several ongoing tenanted office units which create a healthy income from the rents. Built on the site of a former Gunpowder works built in 1849.

### Quick Overview

39.285% ownership of freehold  
Interesting 'modern' office environment in a traditional building

Grade 2 \*  
Redeveloped in 2010

On site Parking  
\*Fibre Broadband available



Standard  
Broadband

On site Parking

Property Reference: W6324



An investment opportunity to own 39.285% of The Clock Tower Business centre currently arranged as several ongoing tenanted office units which create a healthy income from the rents.

An impressive building originally built in 1849 as a gun powder factory and were converted into their current configuration in 2010 and is split into 8 units which is a 100% let to 4 tenants which creates an annual rent of a little over £115,000 in total.

The asking price of £480,000 represents a 39.285% share in the freehold.

Further details can be found on the official website [www.clocktoweroffices.co.uk](http://www.clocktoweroffices.co.uk) (please note that this information has not be independently audited by H & L)



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Request a Viewing online or Call 015394 44461