



Online Auction

Thursday 10th September 2026



36-44 Market Street, & 1a
Brodden Street, Ulverston,
Cumbria, LA12 7LS

SW

Sanderson
Weatherall

Prime freehold retail investment let to J & J Ormerod plc until 2035. Part sub-let trading as Costa Coffee. Producing £62,500 per annum.

- Guide Price: £575,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ Prime freehold retail investment
- ▶ Let to J & J Ormerod plc t/a Rossendale Interiors on a lease expiring 2035 (9 years unexpired) (1) (2) (3)
- ▶ Part sub-let to Red & Racz Ltd t/a Costa Coffee
- ▶ Part sub-let to Guerilla Trading t/a Working Class Heroes
- ▶ Producing £62,500 per annum



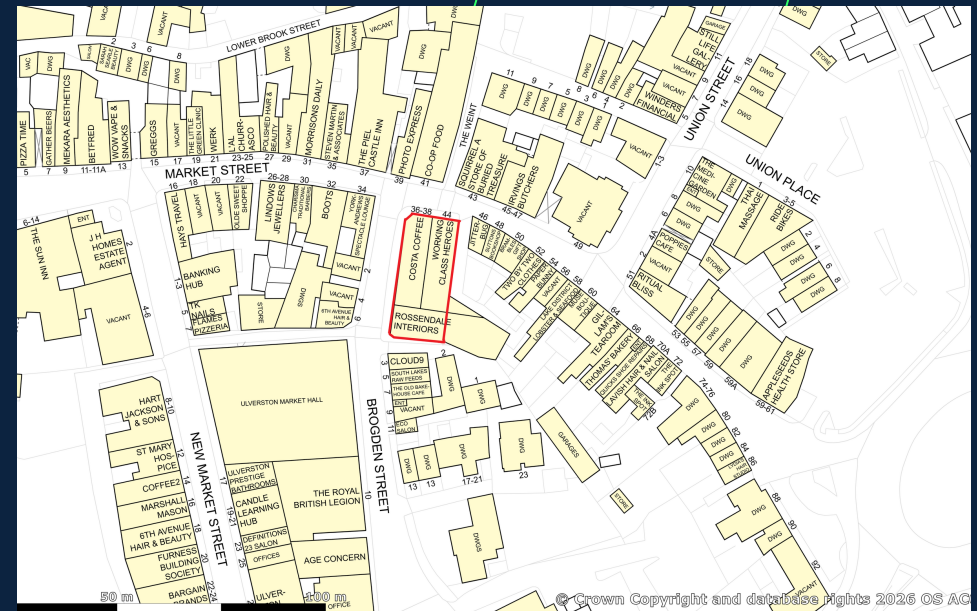
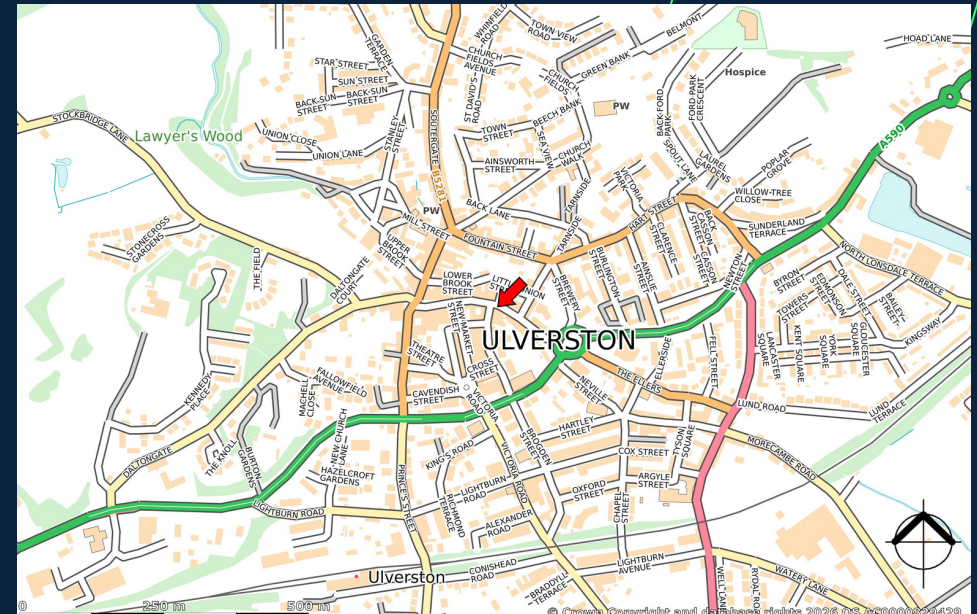
Description

The property comprises a prominent, large retail and showroom area arranged over basement, ground and two upper floors. Part of the property fronting Brogden Street comprises the entrance to the upper floors and basement which is in use as a kitchen, bedroom and bathroom showroom by the tenant. Two self-contained retail units fronting Market Street are also part of the demise and have been sublet trading as Costa Coffee and Working Class Heroes.

Location

The affluent market town of Ulverston is located to the south of the Lake District National Park approximately 8 miles east of Barrow-in-Furness and 26 miles south-west of Kendal.

The property is prominently situated at the junction of Market Street and Brogden Street.



Accommodation

Address	Floor	Sq M	Sq Ft	Tenant	Lease Terms	Current Rent (£pa)
Kitchen House, 1A Brogden Street	Basement Ground First Second	228.54 75.02 301.04 216.25	2,460 807 3,240 2,328	Let to J & J Ormerod plc t/a Rossendale Interiors (1) (2) (3)	10 years from 24/02/2025	£62,500
Unit 1, 36/38 Market Street	Basement Ground	31.49 141.31	339 1,521			
Unit 2, 40/44 Market Street	Ground	86.96	936			
Total		1,080.61	11,632			£62,500

The floor areas have been taken from the VOA website.

- 1.The tenants accounts for the year ending 29/02/2025 show net assets of £17.14m.
- 2.Unit 1, 36/38 Market Street has been sub-let to Red & Racz Ltd (t/a Costa Coffee) at a rent of £20,125 per annum for a term of 10 years expiring 23rd February 2035 with a 5 year rent review. For further information visit www.costa.co.uk
- 3.Unit 2, 40/44 Market Street has been sub-let to Guerilla Trading (t/a Working Class Heroes) at a rent of £10,000 per annum until February 2028. For further information visit www.workingclassheroes.co.uk

Planning

Local Planning Authority – Westmorland & Furness Council (0300 3733300) www.westmorlandandfurness.gov.uk







Guide Price

£575,000

Tenure

Freehold

VAT

We understand VAT is not applicable

EPC

Kitchen House, 1A Brogden Street – Rating D

Unit 1, 36/38 Market Street – Rating B

Unit 2, 40/44 Market Street – Rating C

Seller's Solicitor

Knights Plc

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Sanderson
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Dated – 13/08/2026