

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



54 Market Street

Ulverston, LA12 7LS

Offers In The Region Of £170,000



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BUSINESS NOT AFFECTED. Located in the heart of Ulverston town centre, this mixed-use property offers a unique investment opportunity with both commercial and residential spaces. The ground floor features a bustling retail area with an existing lease, ensuring immediate rental income. Above, a charming two-bedroom flat provides a cosy living space or additional rental income. Although they share the entrance, **ACCESS TO THE FLAT IS INDEPENDENT** of the shop. This property perfectly blends convenience and potential, appealing to both business owners and tenants seeking the vibrancy of town centre living. With its prime location and versatile usage, it's an ideal asset for investors looking to capitalise on Ulverston's thriving community

Shop

Entrance Hall

extends to 13'4" (extends to 4.082)

Front Sales Area

9'9" x 10'5" (2.979 x 3.196)

Rear Sales Area

9'11" x 11'5" (3.030 x 3.485)

Kitchenette

7'3" x 5'7" (2.213 x 1.724)

WC

7'3" (2.224)

Flat

Lounge

12'6" x 11'1" (3.835 x 3.390)

Kitchen

7'7" x 6'9" (2.323 x 2.058)

Shower Room

7'11" x 4'9" (2.419 x 1.471)

Bedroom One

13'3" x 11'0" (4.047 x 3.368)

Bedroom Two

11'11" x 7'10" (3.649 x 2.409)



- Superb Investment Opportunity
 - Vacant Two Storey Flat
- Kitchenette & WC (to the Shop)
 - Business Not Affected

- Listed Town Centre Premises
 - Two Sales Areas
 - To be Sold with the Retail Tenant in Situ
- SELF CONTAINED, 2 STOREY APARTMENT



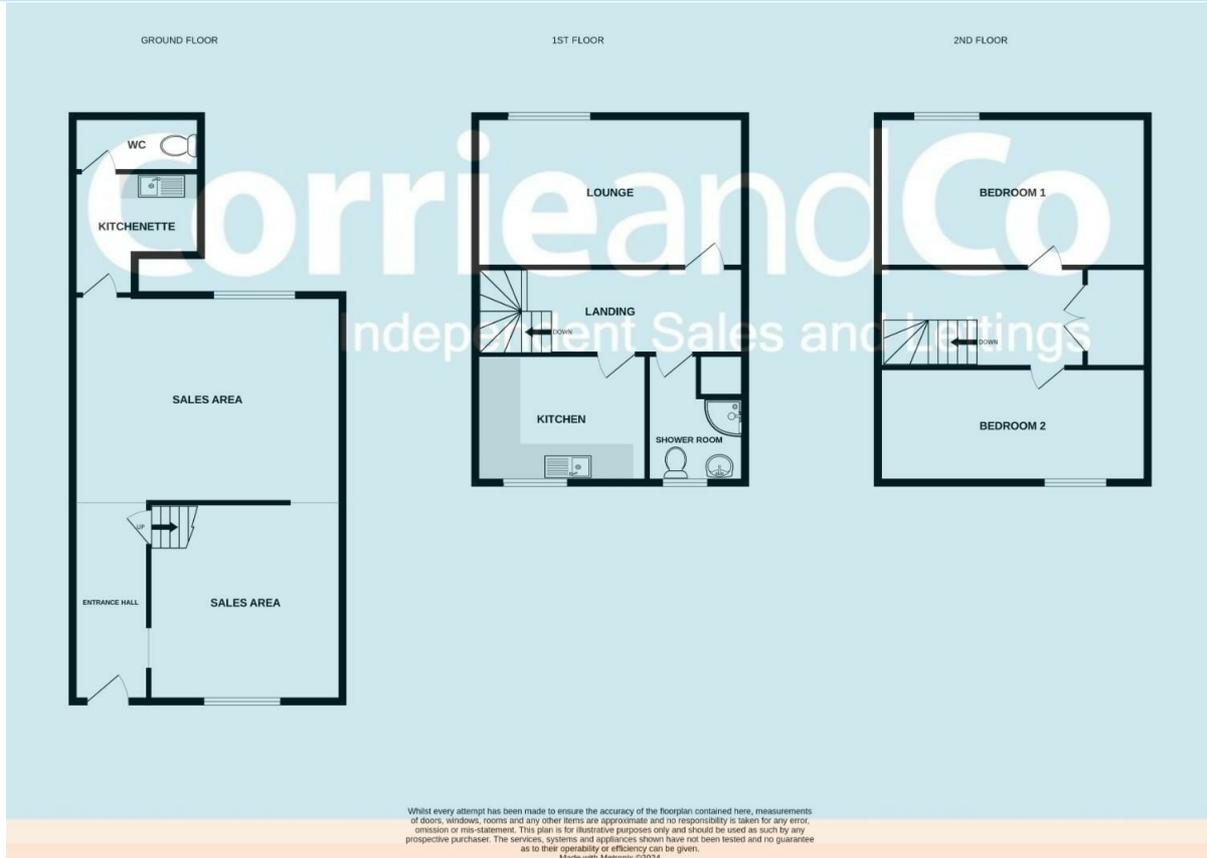
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

