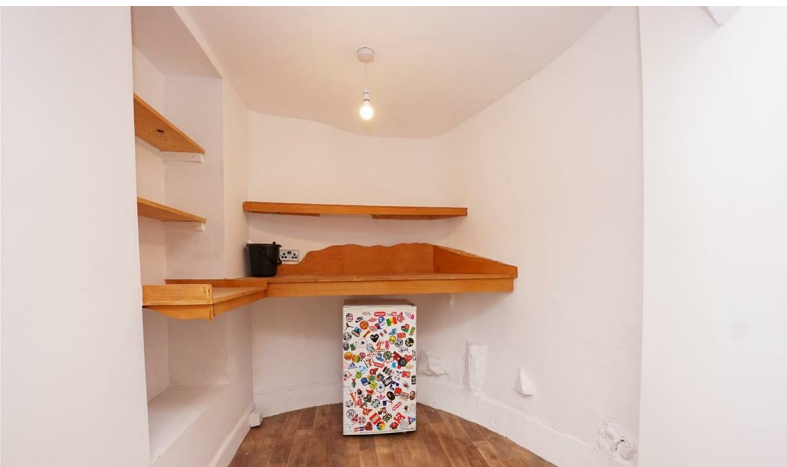




## 1 Bolton Place

Ulverston, LA12 7FE

£500 Per Month



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Ulverston, LA12 7FE

**£500 Per Month**



*TETAIL SHOP / BUSINESS OPPORTUNITY - New start potential. Ground floor self contained shop in a central location situated off King Street - to the rear of Avanti Capitale ( Wine Bar ). Well presented and in good order, available for early occupation.*

## Approach

### Shop /Retail

17'11" x 16'0" (5.47 x 4.88)

### Rear store area

6'9" x 7'2" (2.082 x 2.189)

### Cloaks

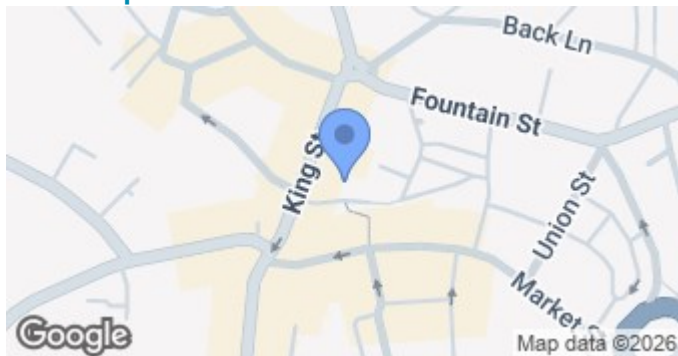
7'7" (2.327)

### Exterior Front

- Town Centre Shop/Retail Premises
  - WC
  - For Lease

- Modern Showroom Area
- A Superb Investment Opportunity
  - Commercial EPC - B

## Road Map



## Terrain Map



## Floor Plan

GROUND FLOOR



While 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 misstatement. 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. Made with Metaplan ©2025

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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.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 | 1       | 1         |
| EU Directive 2002/91/EC                                         |         |           |

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