



19/21, King Street, Ulverston, LA12 7DZ

Nestled in the heart of Ulverston on the bustling King Street, this commercial property presents an excellent opportunity for business owners. The shop boasts a modern decor that is both inviting and stylish, making it an ideal setting for a variety of retail or service-based enterprises.

Spanning two large ground floor spaces, the layout offers ample room for display and customer interaction, ensuring that your business can thrive in a vibrant environment. The property is thoughtfully designed to include essential amenities, featuring a convenient WC and a kitchen area.

With its prime location on a busy street, this commercial shop benefits from high foot traffic, providing excellent visibility and accessibility for potential customers. Whether you are looking to establish a new venture or expand an existing one, this property offers the perfect canvas to bring your business vision to life.

Do not miss the chance to secure a prominent position in Ulverston's commercial landscape. This property is ready for immediate occupation, allowing you to start your business journey without delay.

- EPC C
- Ground Floor shop
- Modern decor throughout
- Downstairs WC
- Small Kitchen area
- Spacious rooms

£1,000 Per Month*

Floorplan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

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

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