

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



52 Market Street

Ulverston, LA12 7LS

Offers In The Region Of £169,500



14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

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An excellent opportunity has arisen to acquire a freehold mixed-use property in the heart of the bustling town of Ulverston. The ground floor comprises a high-visibility retail space with a prominent shop front, ideal for a wide range of retail or service uses. The first and second floors provide versatile accommodation which may offer potential for residential conversion, subject to the necessary planning consents. Situated on a well-established thoroughfare with strong footfall, the property presents an attractive prospect for an owner-occupier or investor alike. In addition, the existing business and stock can be made available via separate negotiation. Early inspection is recommended to appreciate the full scope of its potential.

The ground floor offers a welcoming retail area, including a changing room/store to the rear, providing practical space for display and customer use.

Stairs lead to the first floor, where the landing gives access to a spacious front room featuring exposed floorboards and a distinctive Victorian-style black ornate fire surround, adding character and charm. Also on this level is a cloakroom and a kitchen fitted with base units and work surfaces, a stainless steel sink unit, and open shelving for storage.

The second floor comprises a landing leading to an additional front room, offering further flexible accommodation.

Externally, the property benefits from access to a shared yard with No. 54.

Retail Area

24'3" x 11'5" (7.40 x 3.50)

Store / Changing Room

12'5" x 7'2" (3.80 x 2.20)

First Floor Landing of 2.80

Front Room

10'5" x 11'1" (3.20 x 3.40)

Cloaks

Kitchen

8'2" x 6'6" (2.50 x 2.00)

Second Floor Landing of 3.30

Front Room

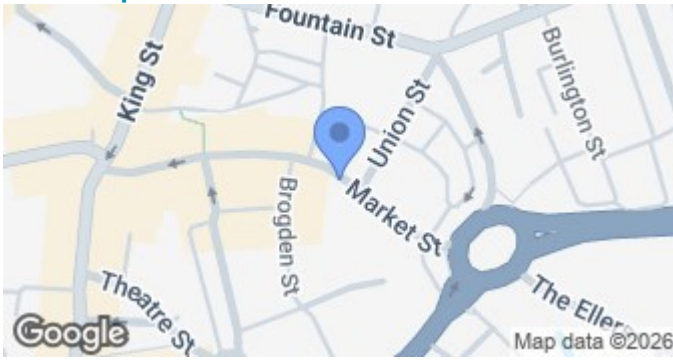
11'1" x 11'1" (3.40 x 3.40)



- Excellent Shop Front Location
- Shared Rear Yard
- Vacant Possession - Earliest Completion July 2026
- Grade 2 Listed
- Versatile Accommodation
- Business and Stock Available via Separate Negotiation
- Conservation Area



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.

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	

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	