CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



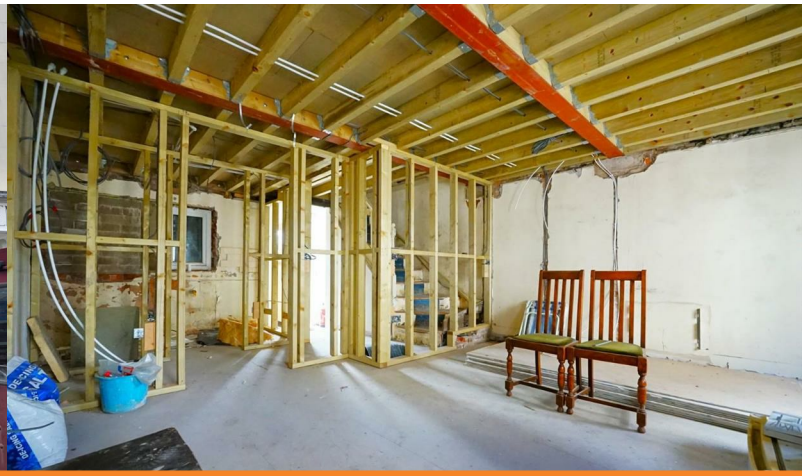
Investment Opportunity Market Place & Queen Street

Ulverston, LA12 7BA

Offers In The Region Of £290,000

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Investment Opportunity Market Place & Queen Street

Ulverston, LA12 7BA

Offers In The Region Of £290,000







A superb opportunity to acquire this prominent Grade II Listed town centre property, occupying a highly desirable position at the top of Ulverston's famous Market Place and overlooking the bustling town centre.

The property currently comprises two established, tenanted commercial units, with one shop fronting onto Market Place and the other onto Queen Street, providing an immediate rental income.

To the first and second floors are three undeveloped apartments, offering an exciting opportunity for further development and the potential to create additional residential accommodation, subject to the necessary planning permissions, Listed Building consent and other relevant consents.

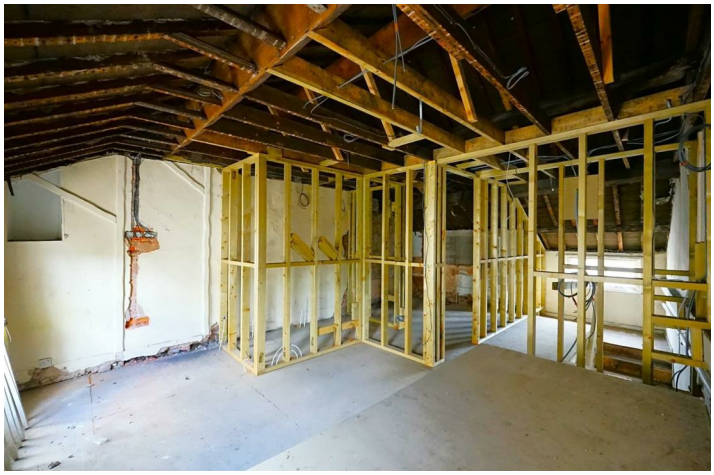
The property's prominent and central position provides excellent visibility and places it within easy reach of Ulverston's wide range of independent shops, cafés, restaurants and amenities.



- Grade II listed building & conservation area
- Prominent, central location
- Shared courtyard to the rear
- "The Old Curiosity Shop": £300 PCM - Business not affected
- Superb investment opportunity
- Undeveloped apartments to the first and second floors
- "Vision Express": £12,500 P/A - Business not affected





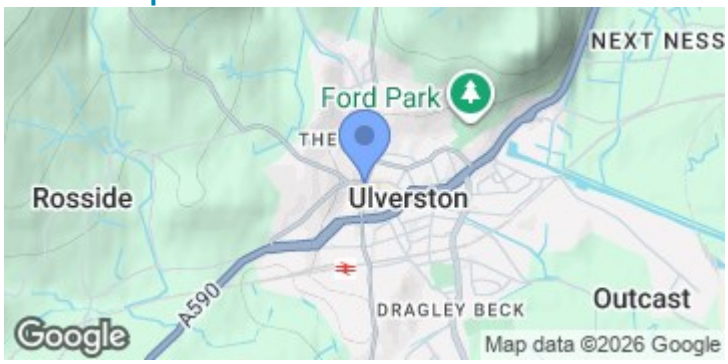




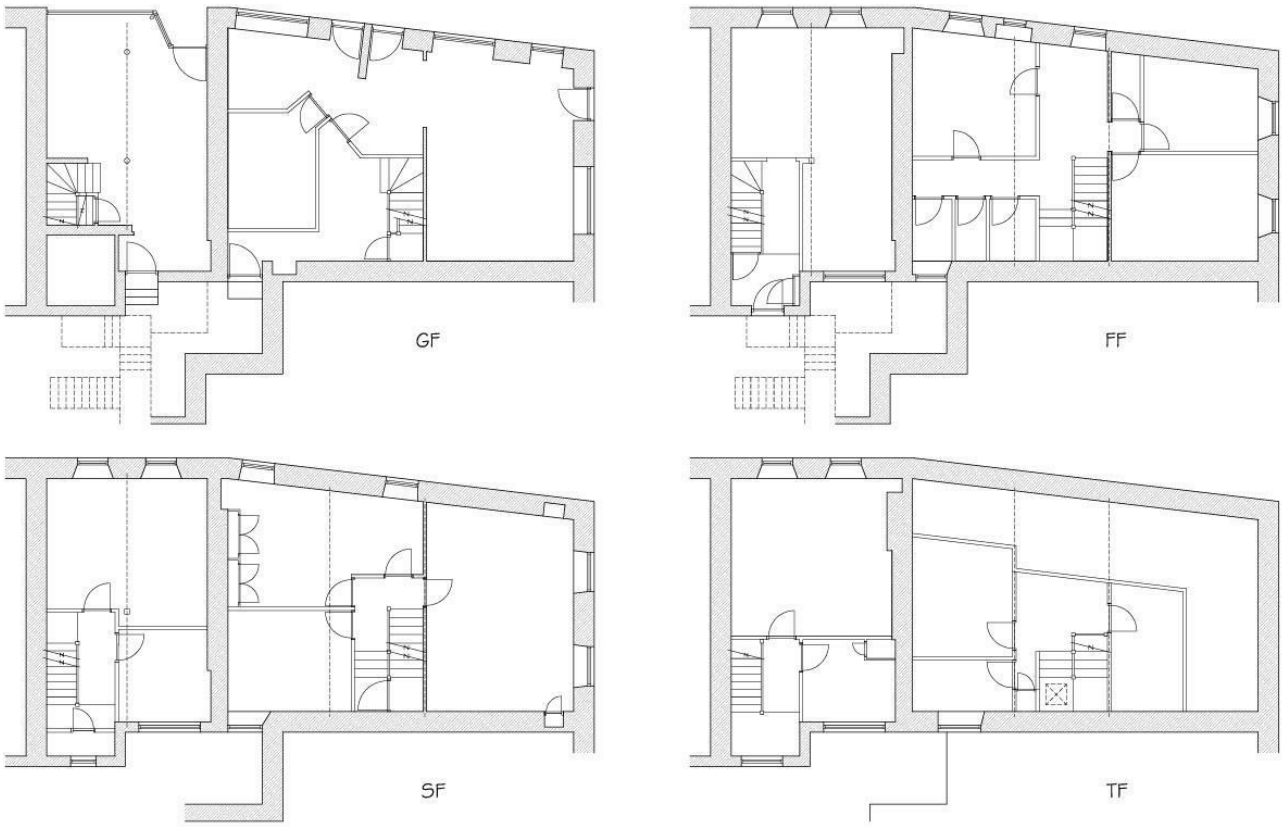
Road Map



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.

