CorrieandCo

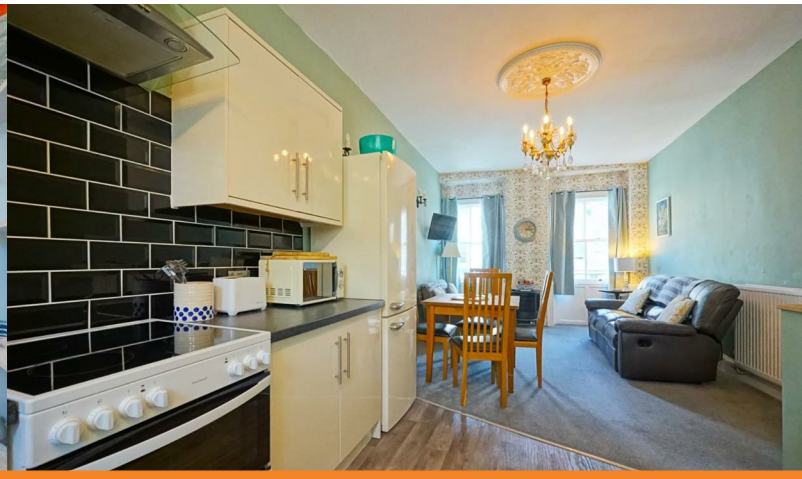
INDEPENDENT SALES & LETTING AGENTS

11 King Street

Ulverston, LA12 7DZ

Offers In The Region Of £195,000

2 1 1

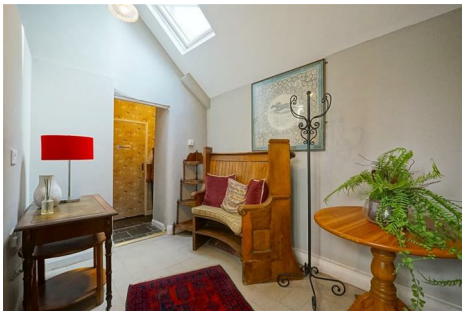


14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

11 King Street

Ulverston, LA12 7DZ

Offers In The Region Of £195,000



Superb investment opportunity to purchase this Grade II situated in the heart of Ulverston, occupying a prominent position with excellent visibility and convenient access to the town centre and its wide range of amenities. The property comprises a ground floor retail shop together with a three storey, self contained apartment above, currently used as a successful holiday let, offering an attractive combination of commercial and residential accommodation. Early viewing is highly recommended.

The property is entered from the front directly into the spacious shop premises, providing an excellent open plan commercial area with prominent frontage and a range of potential uses, subject to any necessary consents. To the rear of the shop is the rear entrance hall, providing access to the upper floors creating a clear separation between the commercial accommodation and the self-contained apartment above.

Stairs lead to the first floor, opening into a generous open plan lounge/kitchen/diner. This versatile living space provides ample room for both comfortable seating and dining, together with a kitchen area, making it an ideal central hub for the apartment. A staircase continues to the second floor.

The second floor provides a well proportioned bedroom, together with a bathroom and useful utility room, providing dedicated space for laundry and household appliances. A further staircase leads to the third floor.

The top floor provides a further bedroom, offering a good degree of privacy and making excellent use of the full three-storey accommodation. A Velux window offers natural light.

Shop Front
7'3" x 11'5" (2.224 x 3.492)

Kitchen/Lounge/Diner
26'3" x 11'3" (8.002 x 3.439)

Bedroom One
14'4" x 11'5" (4.378 x 3.496)

Bathroom
6'1" x 6'0" (1.874 x 1.852)

Laundry Room
6'5" x 5'0" (1.960 x 1.535)

Landing
13'0" x 4'11" (3.966 x 1.517)

Attic Bedroom
13'10" x 11'6" (4.235 x 3.521)

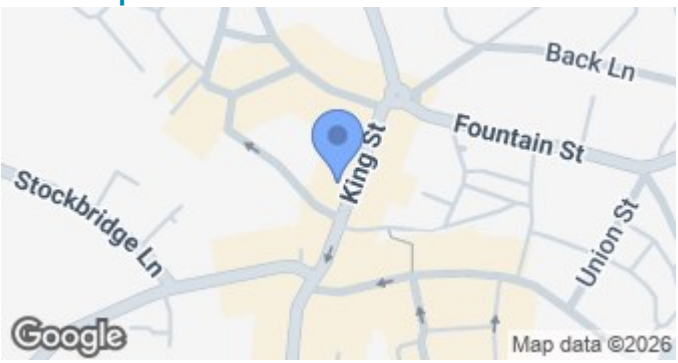
Rear Entrance Hall
9'7" x 7'1" (2.935 x 2.166)

External WC 1
3'1" x 3'0" (0.965 x 0.917)

External WC 2
5'5" x 2'2" (1.656 x 0.677)

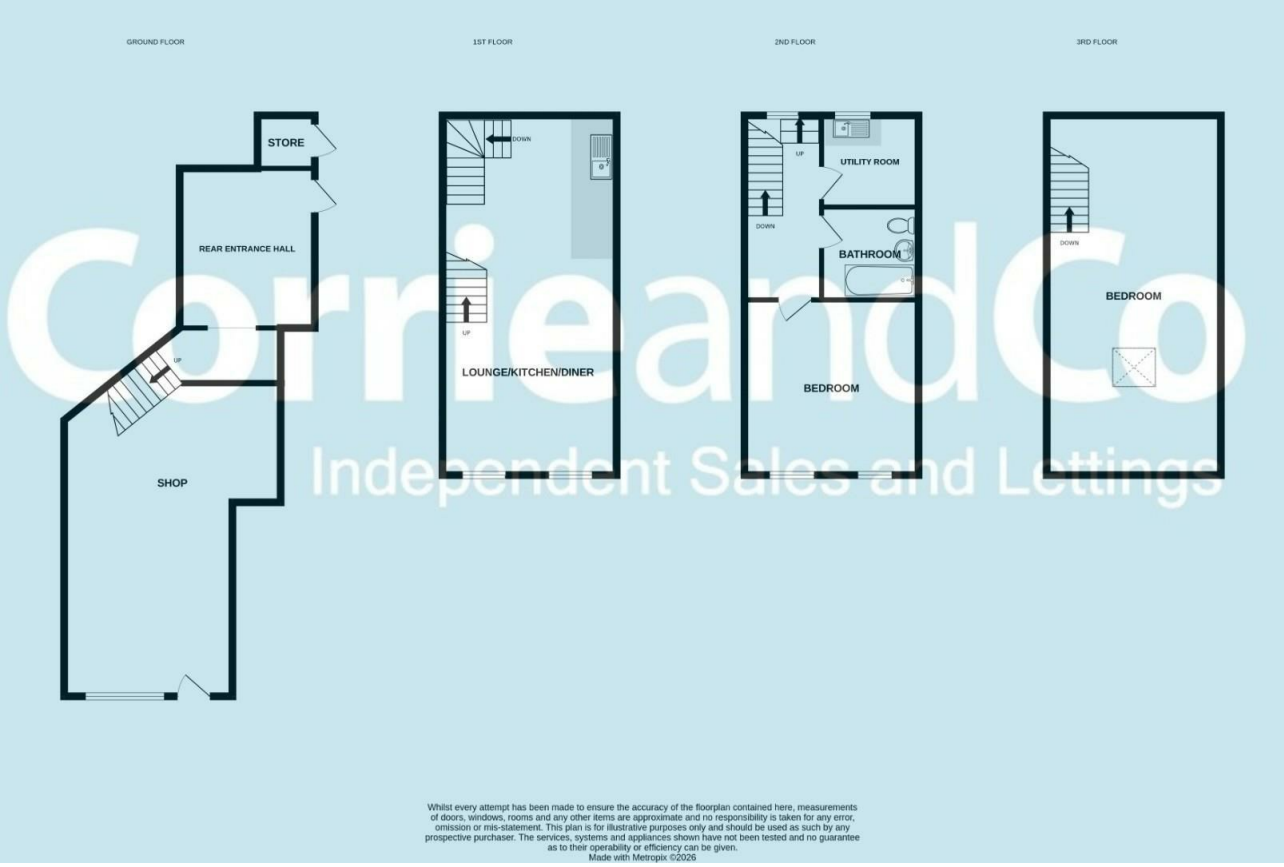
- Prominent location within the Heart of Ulverston
- Open plan shop
- Improved to a good standard
- Apartment is current a successful holiday let
- Residential EPC rating - D
- Three storey self contained apartment
- Super investment opportunity
- Versatile use, subject to relevant permissions
- Commercial EPC rating - B
- Grade II Listing

Road Map

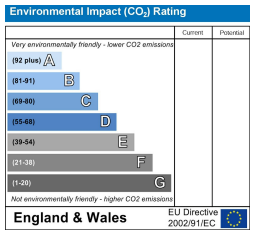
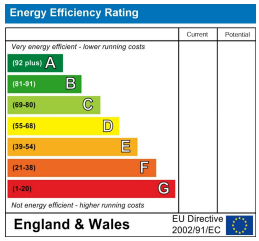


Terrain Map

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.