



## 1 Bolton Place

Ulverston, LA12 7FE

£5,940 Per Annum



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*Rare and recommended - a ground floor self contained shop in a central location situated off King Street - to the rear of Avanto Capitole ( 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



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