

To Let or For Sale

**30 Market Street
Ulverston
LA12 7LR**



Prime retail shop adjacent to Boots and opposite Martins Newsagency.

Ulverston is an attractive market town situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness, 26 miles from Kendal and 26 miles from access to the M6 Motorway at Junction 36. The town has a resident population of approximately 12,000, attracts significant numbers of visitors and acts as a retail, service and employment centre to the outlying villages and rural hinterland. Markets are held on Thursdays and Saturdays with early closing on Wednesdays.

Location

The property is situated in a 100% prime retail location fronting Market Street and close to major multiples such as Boots, The Co-operative Supermarket, Co-op Travel and Greggs as well as many well established independent retailers such as Lindows Jewellers and Gates Travel.

Description

The property comprises a mid terraced shop property arranged on ground, first and second floors.

Accommodation

Ground Floor		
Internal Width	3.5 m	11' 6"
Depth	7.16 m	23' 6"
GF Sales	262 sq ft	24.33 sq m
Rear Lobby with w.c., whb.		
First Floor		
	259 sq ft	24.06 sq m
Second Floor		
	235 sq ft	21.83 sq m

Lease

The property is to let on a new lease for a term of years to be negotiated subject to 5 yearly upward only rent reviews at a commencing rental of £7,250 per annum exclusive of rates and VAT payable quarterly in advance.

Freehold

Price - £137,500 with vacant possession on completion.

Rateable Value

Rateable Value £6,700 UBR 43.3p

EPC



Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (kendal@peill.com)

N.B. In accordance with the Estate Agents Act 1979 we advise that two of the Directors of Peill and Company do have an interest in this property.



Ulverston

