

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.

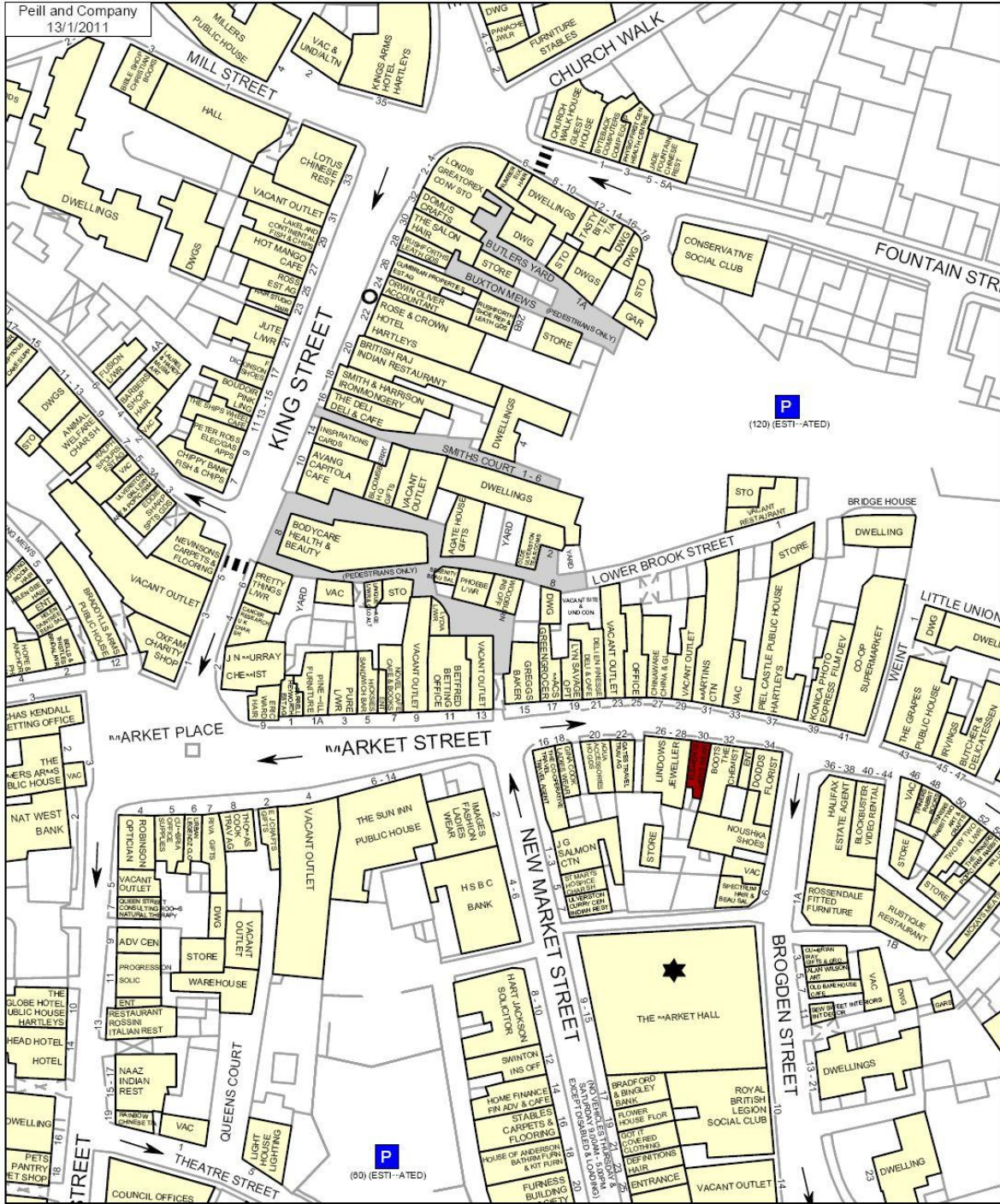
Viewing

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



50 metres