

Ground floor lock up shop/showroom**For Sale**

**Unit 1, 5 Union Place
Ulverston
LA12 7HS**

**Virtual freehold for sale with vacant possession.**

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 prominent town centre location fronting one of the town's main pay and display car parks and within 5 minutes walk of the prime retail area of the town.

Description

The property comprises a ground floor lock up shop with double fronted fully glazed shop front offering

excellent display facilities and providing a large sales area with additional storage, kitchen and wc.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width front	32'10"	10.0m
Internal width rear	9'4"	2.8m
Shop depth	55'8"	16.9m
Ground floor sales	1,475 sq ft	137 sq m
Ground floor ITZA	848 sq ft	78.8 m
Store	232 sq ft	21.5 sq m
Kitchen	63 sq ft	5.9 sq m
Plus wc		

Tenure

We are advised that the property is held leasehold from 1st September 2007 on a 999 year term at a peppercorn.

Price

Offers in the region of £99,950.

Rateable Value

Rateable Value £8,100 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

Joint sole agents Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings and Scanlans Consultant Surveyors – Phil Manson dealing, (phil.manson@scanlanscs.com)

