

Ground floor lock up shop/showroom

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

For Sale

Unit 1, 5 Union Place
Ulverston
LA12 7HS



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



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

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)

