

**INVESTMENT/DEVELOPMENT OPPORTUNITY
WORKSHOP/STUDIO & 2x GARAGES
For Sale Freehold**

**36 The Ellers & Garages Nos 1 & 2
Ulverston
Cumbria
LA12 0AB**



Prominent location off A590, close to Ford dealership & Little & Caine

Ulverston is an attractive market town situated on the southwest fringe of the Lake District National Park with a resident population of approximately 15,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Ulverston is approximately 8 miles from Barrow-in-Furness, 20 miles from Windermere, 26 miles from Kendal and 26 miles from access to the M6 motorway at junction 36. Significant local employers include Siemens, GlaxoSmithKline, Oxley Developments & BAE Systems and Kimberley Clark in nearby Barrow-in-Furness



Location

The property occupies an extremely prominent position fronting The Ellers, a secondary main road location close to the centre of Ulverston. The Ellers is just off Tank Square on the A590, the main vehicular throughfare running through Ulverston. The property is close to the Lantern House, Alan Myerscough Ford, Little & Caine and the Furness and South Cumberland Supply Association.

Description

The property comprises 2x single garages and an additional warehouse which has been used most recently as a recording studio. The buildings are of single storey construction beneath a flat roof and comprise 2x lock-up garages and the recording studio to the side. The property may have development potential, subject to any consents being received, the immediately surrounding properties being predominantly residential. .

Accommodation

The property offers the following accommodation:-

Workshop	49.5 sq m	(532 sq ft)
Garage	29.3 sq m	(315 sq ft)
Total Ground Floor	78.8 sq m	(867 sq ft)

Tenure & Tenancies

For sale freehold, subject to, and with the benefit of the tenancy agreements detailed below. Vacant possession of the property could be obtained by a purchaser, since the lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act (lease expiring September 2024) and Garage No. 2 is held on a Tenancy at Will. The occupational agreements are as follows:

Unit	Tenant	Term	Expiry	Rent
No. 36 & Garage No. 1	Individual	3 yrs from 29/09/2021	28/09/2024	£3,000 pa
Garage No. 2	Individual	Tenancy at will	1 month notice	£1,800 pa
TOTAL				£4,800 pa

Sale

Price available on request.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Garage - £2,025
Workshop - £2,650
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

NB. The current small business rate relief scheme means that a qualifying occupier is likely to pay zero business rates in respect of the subject property. Further details are available from Westmorland & Furness Council.

Energy Performance Certificate

An EPC has been commissioned and will be made available.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

All prices, outgoings and returns are quoted net of any VAT which may be payable at the prevailing rate.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

**Viewing**

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams/ Ben Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

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