

**RARELY AVAILABLE FREEHOLD PREMISES (MAY LET)
LIVE-WORK UNIT IN ATTRACTIVE LISTED BUILDING
OFFICE, RETAIL, BUSINESS USE WITH LIVING ACCOMMODATION**

**The Warehouse, Buxton Place
Ulverston
Cumbria
LA12 7EF**



**Prominent town centre location adjacent to retail, restaurant,
residential and leisure premises.**

Ulverston is a market town situated in southwest Cumbria with a resident population of approximately 12,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The town has a strong retail market town centre with a large number of strong independent traders, together with a number of national occupiers. Ulverston benefits from a number of festivals and events throughout the year and being situated on the fringe of the Lake District National Park benefits from both local and tourist trade. Significant local employers include GSK, Siemens, Oxley Developments and BAE Systems and Kimberley Clark in nearby Barrow-in-Furness.



Location

The subject property is shown for identification purposes on the enclosed street traders plan and is on the Buxton Place car park close to Market Street, King Street and Fountain Street. The property is close to the Piel Castle, Kings Arms, and is to the rear of local and national retailers. Buxton Place comprises one of the town's main shoppers' car parks and therefore the property occupies a prominent location for a range of potential uses.

Description

The property comprises a former granary which is a Grade II listed building. The property was rescued and extensively refurbished in an award-winning restoration in the early 2000's and now offers a unique live/work unit suitable for a range of uses. The property was refurbished to a high standard, including underfloor heating, retention of some unique and historic features, and upgraded with modern facilities. The building is arranged over basement, ground, first, second and third floors, with commercial accommodation on the ground, basement and first floors with living accommodation above. There is a roof terrace at third floor level with rooftop views over the town. There is a parking space in front of the building. The property has most recently been used as offices, showroom, and warehouse & distribution, and has recently been completely redecorated internally.

The property offers the following accommodation:-

Accommodation

Ground Floor

Entrance/office	15.1 sq m	(163 sq ft)
Kitchen	3.5 sq m	(38 sq ft)
Shower room	3.6 sq m	(39 sq ft)
Showroom/loading	7.7 sq m	(83 sq ft)
Total NIA	29.9 sq m	(323 sq ft)

Basement

Storage	20.4 sq m	(220 sq ft)
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First Floor

Net internal area	38.23 sq m	(412 sq ft)
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Second Floor

Net internal area	43.8 sq m	(472 sq ft)
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Third Floor

Net internal area	18.87 sq m	(203 sq ft)
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TOTAL NET AREA 151.2 sq m (1,630 sq ft)

There is an ensuite shower/bathroom at third floor level & wc and shower at ground floor.

There is a parking space immediately outside the property.

Tenure

The property is offered freehold with vacant possession on completion, or our clients may consider a letting on terms to be agreed.

Price

Offers over £295,000

Rent

Our client may consider letting the property and a quoting rental is available on request.

Planning

The property was given consent for conversion to a Live-Work unit under reference SL/2007/0453 by (the then) SLDC, now Westmorland & Furness Council. The building is listed as being of special architectural or historic interest, being Grade II listed.

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Rating Assessment

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

Rateable value £7,400
UBR – 49.9p (2022/2023)

Council Tax: Band A

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

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

EPC rating is 75-C – a copy certificate is available on our website

Services

Mains water, mains drainage and mains electricity are connected to the premises. There is a sprinkler system in the property. There are solar panels on the roof providing hot water heating.

Legal Costs

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

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon 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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50 metres

Experian Goad Plan Created: 29/11/2023
Created By: Peill and Company

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