

**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

Price

Offers over £75,000, subject to contract

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

The property is registered for VAT and VAT will therefore be payable on the purchase price at the prevailing rate.

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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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