

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



44 Victoria Road

Ulverston, LA12 0BY

Offers In The Region Of £575,000



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Summary

Substantial, single storey commercial industrial premises. Extending to approximately 10,000 square feet with adjacent delivery / access yard. Central and prominent location close to the Town Centre. Suitable for change of use and a conversion subject to planning permission. Excellent investment property for rental purposes and with the potential to divide. The front of the building is traditional limestone with sandstone window surrounds. Largely open plan and versatile for use, this property offers excellent and well presented accommodation. Glazed door and windows to the front aspect and Victoria Road. Door leads to the enclosed yard.

Show Room

114'9" x 29'10" (27'10") (35 x 9.10 (8.50))

This room has a suspended ceiling and benefits from central heating radiators, numerous power points, and laminate floor covering.

Office (Integral)

10'2" x 10'5" (3.10 x 3.20)

Borrowed light window to the showroom, LED lighting, radiator, power points and telephone point.

Second Office (Integral)

10'5" (3.2)

With electric light, power and wall cladding.

Cloaks

With electric fan, modern tiling, cladding and WC facilities.

Secondary Display Area

29'6" (9.0)

Access from the inner workshop and the primary showroom.

Inner Workshop

22'11" x 26'2" (7.0 x 8.0)

With internal partition walls, modern lighting, electric power, gas main boiler and concrete floor. High bay roller shutter door to the side of the building, and providing easy access into the yard. Rear workshops are divided into four independent work areas. Overall area for the workshop is 25m x 7.0m, benefiting with fluorescent lighting and electric power. One of the areas with timber sliding doors for access into the self contained store (integral 6.3 ton overhead crane lift). Valuable advantage of independent access from Lightburn Road. Overall area extends to 14m x 9.0m. Also with side facing heating, windows, suspended ceiling, electric lighting and power. It is currently divided into three display areas but easily reconfigured.

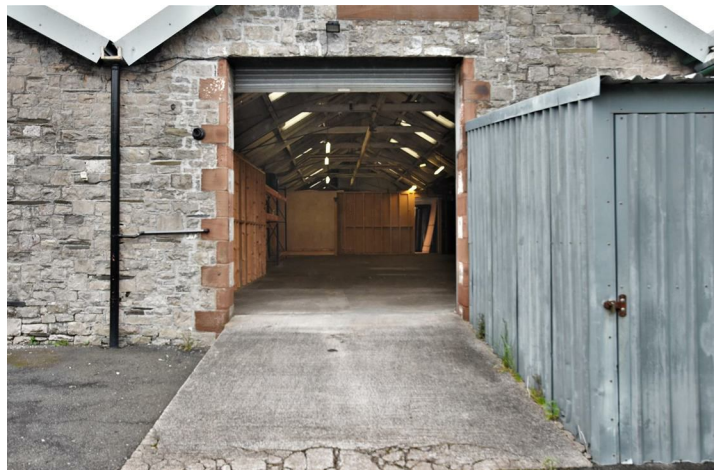
External

Secure steel twin gates, from Victoria Road affords vehicular access for deliveries etc, into a secure wall yard. Both pedestrian door into the side of the showroom, high bay roller door into the central workshop. External light and water tap. Second roller door to a secure store.

Store

26'10" x 26'2" (8.2 x 8.0)

With fluorescent light, power points, concrete cobble floor, timber mezzanine, security metal side door. Obvious site let potential.



Road Map



Hybrid Map

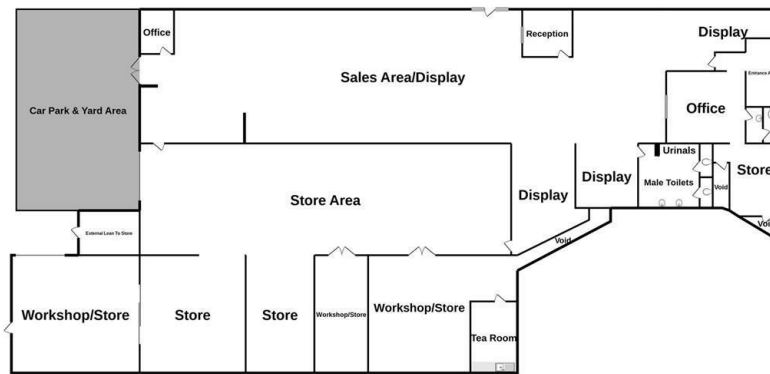


Terrain Map



Floor Plan

Ground Floor



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Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
For more efficient buildings visit www.epr.gov.uk			For more environmentally friendly buildings visit www.environmental-impact.gov.uk		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		