

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



7 Queen Street Ulverston, LA12 7AF

**** EXCELLENT FREEHOLD INVESTMENT OPPORTUNITY**** Also with rental terms considered. A traditional three storey commercial premises including residential flat (Grade II listed). Located within a prime, central location, offering office space on two floors and a self-contained one-bedroom flat on the second floor. The ground floor has two rooms with a large storage area attached (WC removed). The first floor has three versatile rooms, kitchen and WC. Second floor flat has two rooms, a kitchen, and a three piece bathroom. Boarded loft, cellar room and shared rear courtyard. Superb presentation with original character, pine flooring and sash windows.

Offers In The Region Of £280,000

7 Queen Street

Ulverston, LA12 7AF



- Freehold Premises
- Grade II Listed
- Cellar Room
- Original Character
- Rental Agreement Considered
- Office Sapce Over Two Floors
- Shared Courtyard Area
- Sold with Vacant Possession
- One Bedroom Flat
- Superb Presentation

Ground Floor Retail Area

Reception

13'1",997'4" x 12'9" (4,304 x 3.901)

Office Room Ground Floor

12'10" x 9'8" (3.929 x 2.964)

First Floor Retail Area

Office Room First Floor

12'4" x 6'10" (3.782 x 2.099)

Office Room First Floor

13'7" x 12'0" (4.154 x 3.683)

Office Room First Floor

13'1" x 7'10" (3.991 x 2.409)

Kitchenette First Floor

6'2" x 6'2" (1.900 x 1.887)

Second Floor Flat Accommodation

Landing

9'2" (2.80)

Lounge

9'2" x 10'9" (2.80 x 3.30)

Kitchen Diner

12'1" x 8'6" (3.70 x 2.60)

Bedroom

13'1" x 8'2" (4.0 x 2.50)

Bathroom

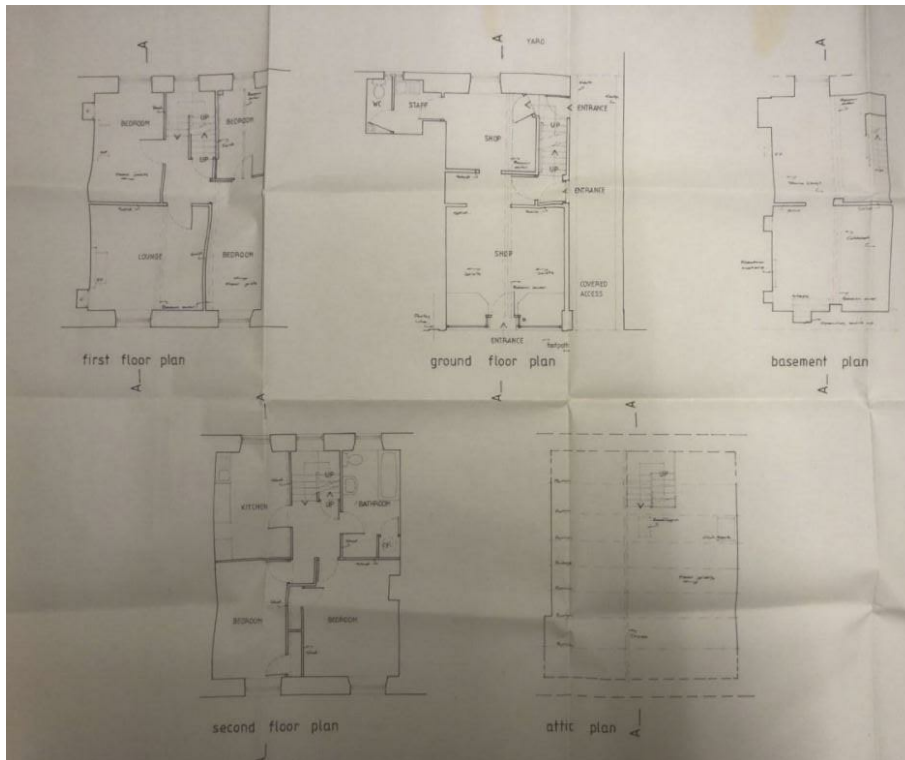
12'9" x 6'6" (9'10") (3.90 x 2.0 (3.0))



Directions



Floor Plan



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		
100 kWh/m ² A	Current	Standard	100 g/kWh A	Current	Standard
92-100 kWh/m ² A			82-100 g/kWh A		
82-91 kWh/m ² B			71-81 g/kWh B		
69-81 kWh/m ² C			61-70 g/kWh C		
55-68 kWh/m ² D			51-60 g/kWh D		
46-54 kWh/m ² E			41-50 g/kWh E		
39-45 kWh/m ² F			31-40 g/kWh F		
31-38 kWh/m ² G			21-30 g/kWh G		
Not energy efficient - higher energy costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

