



## 29 King Street Ulverston, LA12 7DZ

A rare opportunity to purchase a centrally located, thriving business. Well established with a stable existing client base. Accounts only upon request. There is integral first/second floor maisonette. The business is subject to a lease arrangement, (to 2035), sale of freehold may be considered. Fully equipped for trade. Shop/take-away of 1500 square foot / 145 square meter. Preparation room, rear yard and cloaks/WC. Ground floor shower room. Flat: 15.5m lounge, kitchen diner, second floor with two good bedrooms and attic area. . All enquiries to Corrie and Co, sole agents.

**Offers In The Region Of £90,000**

# 29 King Street

Ulverston, LA12 7DZ



- Thriving Business
- Existing Client Base
- Well Established
- Central Location

## Shop/Take Away

34'5" x 14'9" (10.5 x 4.5)

## Attic

16'4" x 15'8" (5.0 x 4.8)

## Preparation Room

16'4" x 9'10" (5.0 x 3.0)

## Bathroom

12'5" x 6'6" (3.8 x 2.00)

## Shower Room

9'10" x 5'10" (3.00 x 1.80)

## Reception One

13'9" x 14'9" (4.20 x 4.50)

## Kitchen

12'9" x 9'6" (3.90 x 2.90)

## Bedroom One

13'9" x 14'9" (4.20 x 4.50)

## Bedroom Two

12'5" x 16'4" (3.80 x 5.00)

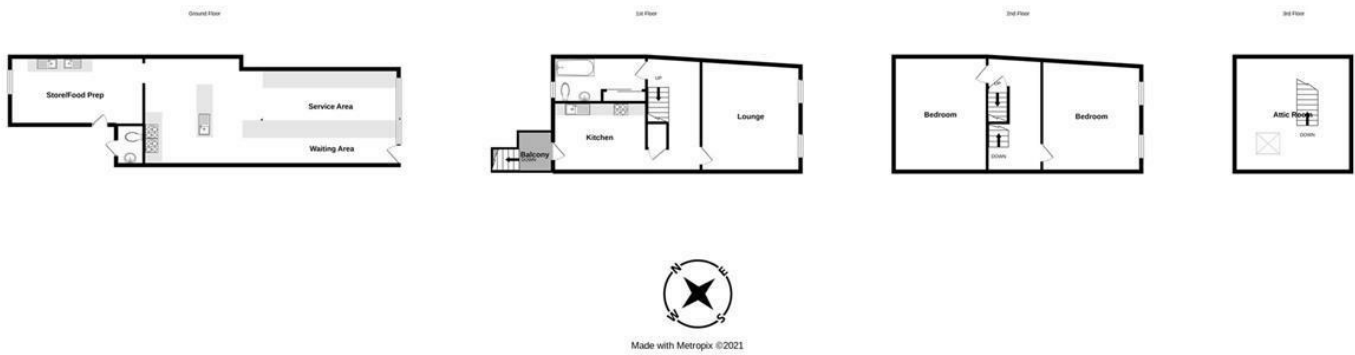


Directions





# 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 <sub>2</sub> ) Rating			
100 energy efficient - lower running costs	Current	Standard	100 energy efficient - lower CO <sub>2</sub> emissions	Current	Standard
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
69-80 <b>C</b>			69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
39-54 <b>E</b>			39-54 <b>E</b>		
21-38 <b>F</b>			21-38 <b>F</b>		
1-20 <b>G</b>			1-20 <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			