

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



130 Station Road

Grange-Over-Sands, LA11 7NY

Rarely available, freehold property, super location. On southern perimeter of Lake District National Park. Long established convenient store. (Business sale due to retirement, Retail shop of 36ft (fully stocked), store, WC. All enquiries to sole agents, confidently required.

Offers In The Region Of £185,000

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- Excellent presentation
- All modern fitments
- Situated in a super location
- Rear private garden
- Valuable off road parking
- Long established convenient store

Shop/Retail

36'1" x 14'9" (11 x 4.50)

Kitchenette/Store

9'2" x 7'10" (2.8 x 2.40)

Approach

Entrance Vestibule

Landing

of 8'6" (of 2.60)

External



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	
Current	Standard	Current	Standard
103 kWh/m ² A		103 g/m ² A	
81-102 kWh/m ² B		81-102 g/m ² B	
61-80 kWh/m ² C		61-80 g/m ² C	
41-60 kWh/m ² D		41-60 g/m ² D	
21-40 kWh/m ² E		21-40 g/m ² E	
1-20 kWh/m ² F		1-20 g/m ² F	
0 kWh/m ² G		0 g/m ² G	

EU Directive 2002/91/EC

England & Wales