

CorrieandCo

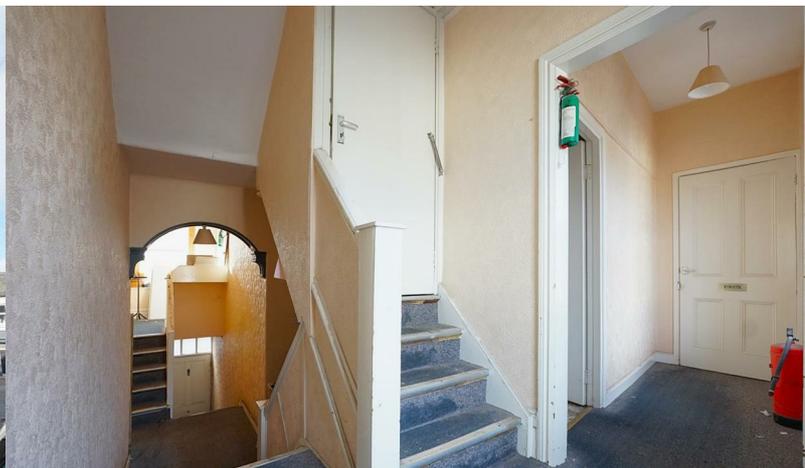
INDEPENDENT SALES & LETTING AGENTS



17 & 18 St Georges Terrace

Millom, LA18 4DB

Offers In The Region Of £180,000



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Located in the very heart of Millom town centre, this substantial and prominently positioned three-storey commercial property offers an exceptional investment opportunity. The building enjoys a prime location with excellent visibility and footfall, making it ideal for a variety of business uses.

Currently divided into three separate commercial units, each with its own private entrance, the premises are fully tenanted and generating a healthy rental income from the outset. The existing tenants include a popular bakery, an independent art studio, and a professional accountancy firm, providing a diverse and stable income stream.

The property is deceptively spacious, offering generous accommodation across all floors, and could easily be adapted or reconfigured in the future to suit a range of commercial or mixed-use purposes. Its versatility, central position, and immediate income potential make it a particularly attractive proposition for investors or business owners alike.

Viewing is highly recommended to fully appreciate the scale, condition, and opportunities this impressive town centre property has to offer.

Shop Front One (Framing Shop)

17'4" x 13'7" (5.290 x 4.144)

Shop Front Two (Bakery)

16'9" x 16'9" (5.119 x 5.126)

Kitchen Room One

21'10" x 16'8" (6.667 x 5.096)

Kitchen Room Two

23'2" x 9'0" (7.086 x 2.761)

First Floor Office One

16'11" x 15'6" (5.164 x 4.747)

First Floor Office Two

14'6" x 13'5" (4.421 x 4.097)

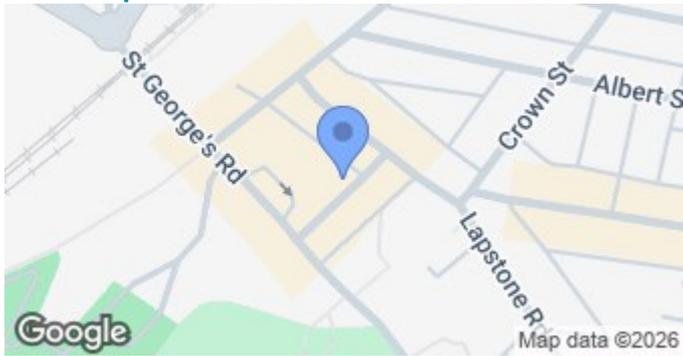


- Three Storey
- Centre of Millom
- EPC tbc

- Three separate spaces
- Currently all tenanted - Instant income
- Variety Of Uses



Road Map



Terrain Map



Floor Plan

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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

