



54 Market Street

Ulverston, LA12 7LS

BUSINESS NOT AFFECTED. Located in the heart of Ulverston town centre, this mixed-use property offers a unique investment opportunity with both commercial and residential spaces. The ground floor features a bustling retail area with an existing lease, ensuring immediate rental income. Above, a charming two-bedroom flat provides a cosy living space or additional rental income. Although they share the entrance, **ACCESS TO THE FLAT IS INDEPENDENT** of the shop. This property perfectly blends convenience and potential, appealing to both business owners and tenants seeking the vibrancy of town centre living. With its prime location and versatile usage, it's an ideal asset for investors looking to capitalise on Ulverston's thriving community

Offers In The Region Of £170,000

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- Superb Investment Opportunity
- Two Sales Areas
- Business Not Affected
- Listed Town Centre Premises
- Kitchenette & WC (to the Shop)
- SELF CONTAINED, 2 STOREY APARTMENT
- Vacant Two Storey Flat
- To be Sold with the Retail Tenant in Situ

Shop

Entrance Hall

extends to 13'4" (extends to 4.082)

Front Sales Area

9'9" x 10'5" (2.979 x 3.196)

Rear Sales Area

9'11" x 11'5" (3.030 x 3.485)

Kitchenette

7'3" x 5'7" (2.213 x 1.724)

WC

7'3" (2.224)

Flat

Lounge

12'6" x 11'1" (3.835 x 3.390)

Kitchen

7'7" x 6'9" (2.323 x 2.058)

Shower Room

7'11" x 4'9" (2.419 x 1.471)

Bedroom One

13'3" x 11'0" (4.047 x 3.368)

Bedroom Two

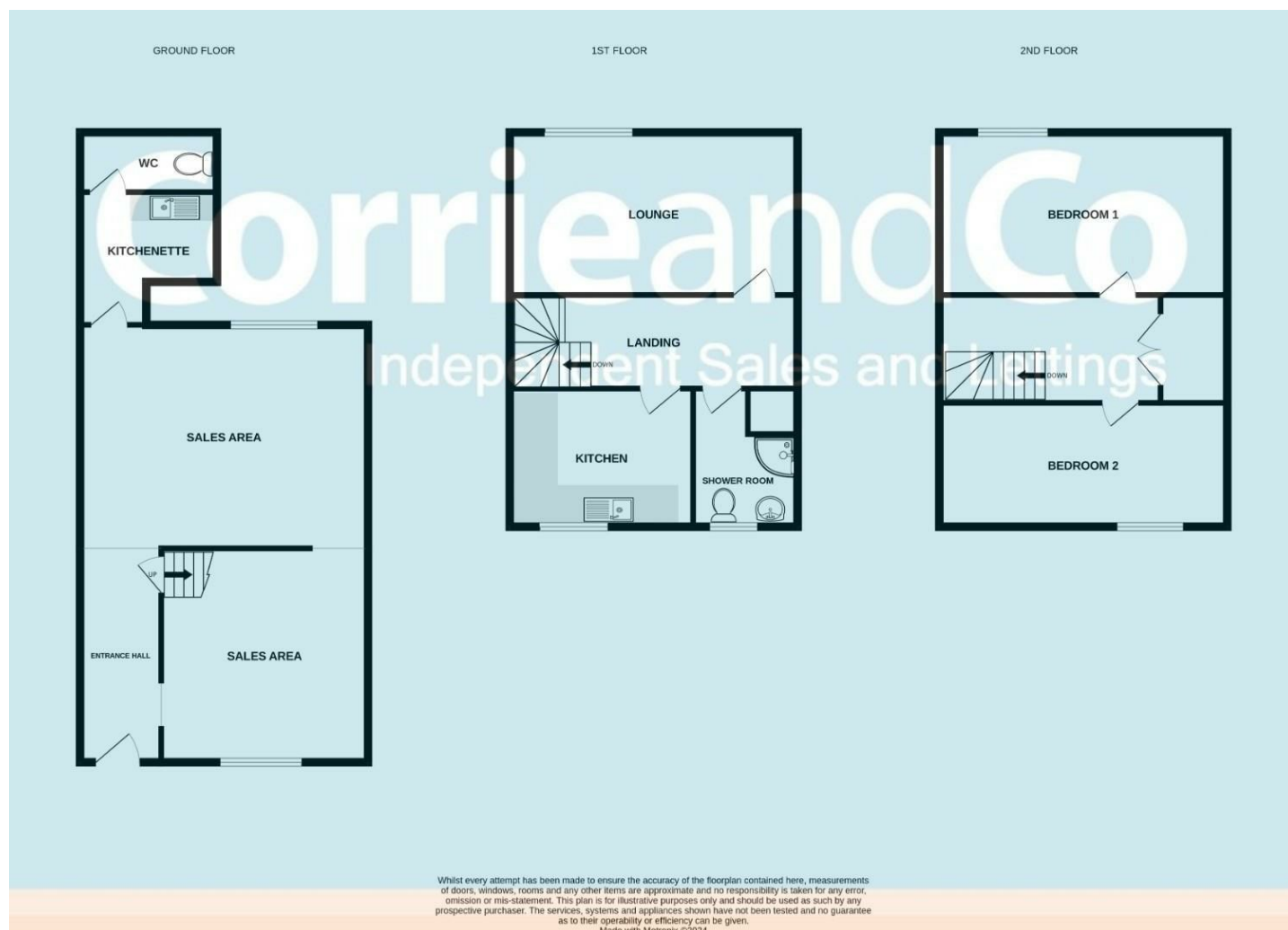
11'11" x 7'10" (3.649 x 2.409)



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.

