



Akb House Tower Street

Ulverston, LA12 9AN

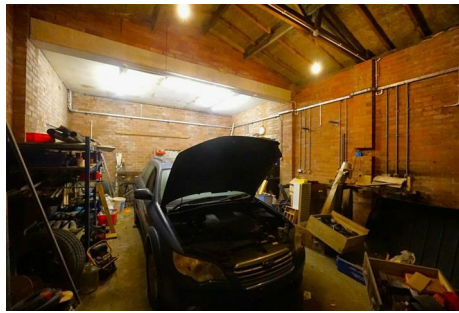
Offers In The Region Of £150,000



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Accessed from the front, the property opens directly into a spacious ground floor workshop, fitted with an up-and-over garage door providing easy vehicle access and practical loading capabilities. This area offers an open and flexible layout, well suited to workshop, storage, or trade use. Entering the back of the building, you'll find a stairwell which provides access to toilets and stairs which lead to the first floor, where the accommodation includes two generous office spaces, offering room for both staff and visitors. Accessed to the rear of the property is a ground floor storage room. Externally, the property benefits from off-road parking to the front and a sizeable courtyard, enhancing accessibility and operational convenience.

Accessed from the front, the property opens directly into a spacious ground floor workshop, fitted with an up-and-over garage door providing easy vehicle access and practical loading capabilities. This area offers an open and flexible layout, well suited to workshop, storage, or trade use. To the rear of the ground floor is a useful storage room, ideal for additional equipment or stock, with access to a side yard area that provides valuable external space. Stairs lead to the first floor, where the accommodation includes office space alongside dedicated toilet facilities, offering convenient amenities for staff and visitors. Externally, the property benefits from off-road parking, enhancing accessibility and operational convenience.

Entrance

6'11" x 4'11" (2.122 x 1.517)

Toilets

10'3" x 10'0" (3.136 x 3.061)

Office Room One (First Floor)

18'2" x 13'11" (5.545 x 4.244)

Office Room Two (First Floor)

18'3" x 10'5" (5.575 x 3.184)

Workshop

25'5" x 18'2" (7.752 x 5.548)

Store Room to Rear

10'3" x 7'6" (3.132 x 2.290)

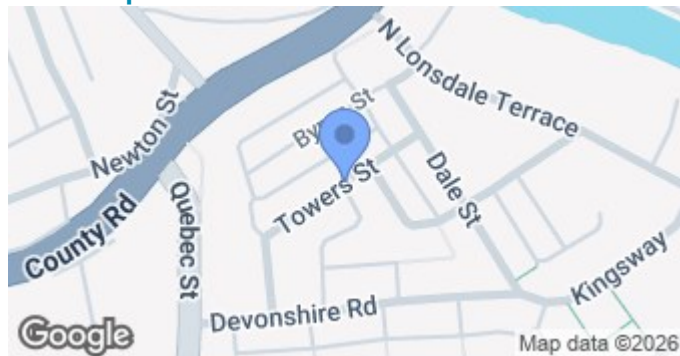


- Commercial Premises for Sale
 - Office Accommodation
 - Off Road Parking

- Workshop Area
- Excellent Opportunity
 - Yard Area



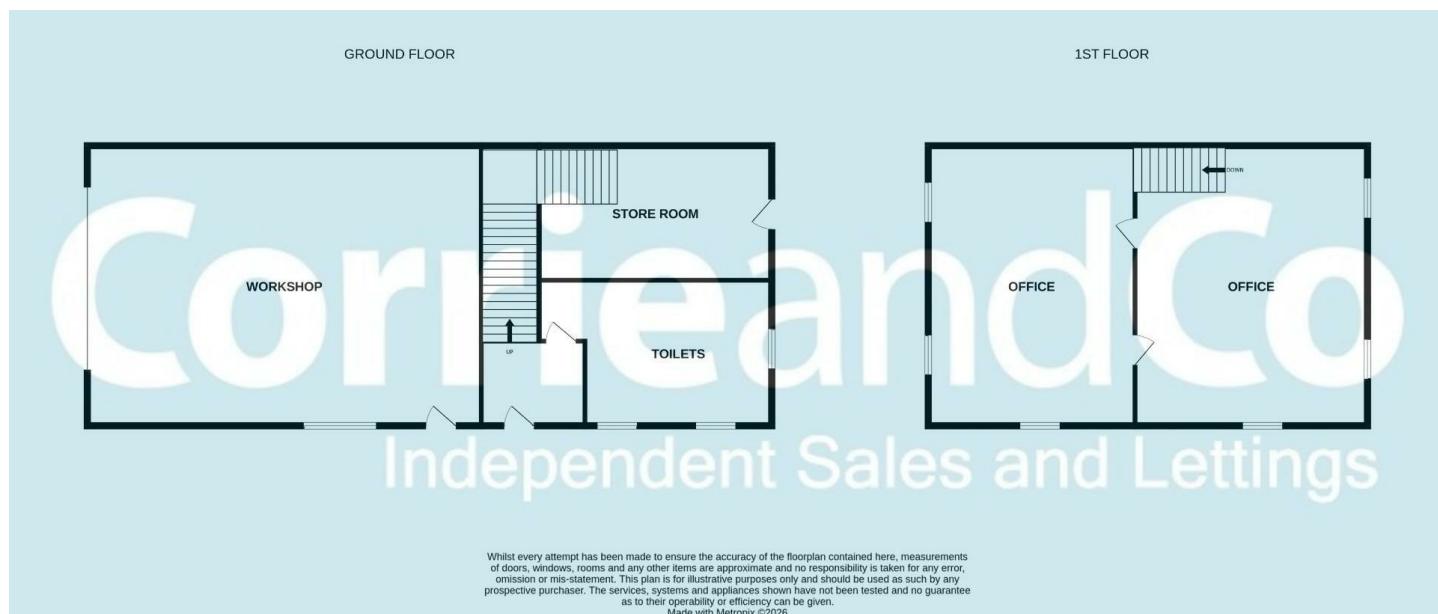
Road Map



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.

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not energy efficient - higher running costs		
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