

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



10 Market Place

Ulverston, LA12 7DX

Offers In The Region Of £165,000



10 Market Place



Description

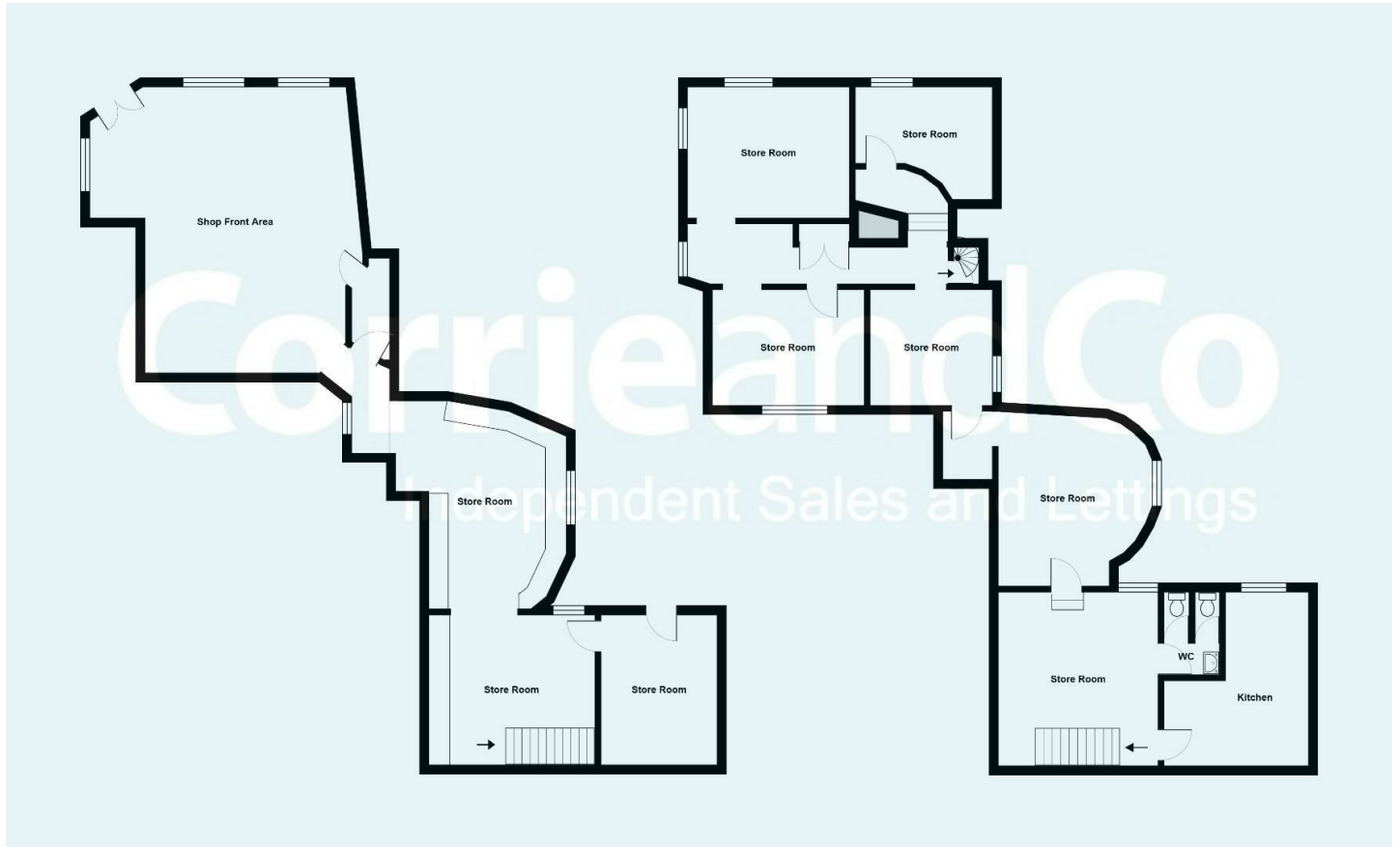
This attractive commercial building in Ulverston offers a rare opportunity to acquire a listed property of character in an excellent location. The building occupies a prominent and highly accessible position within the town and is of a generous size, providing flexible internal accommodation suitable for a range of commercial uses. While the property retains many original features that add to its historic appeal, it is in need of renovation, offering significant potential for a purchaser to restore and enhance it to suit their specific requirements. With its strong location, scale, and character, this is a compelling opportunity to add value to a notable Ulverston building.

- Grade II Listed Building
- High Street Location
- Excellent Investment Opportunity
- Flexible Accommodation

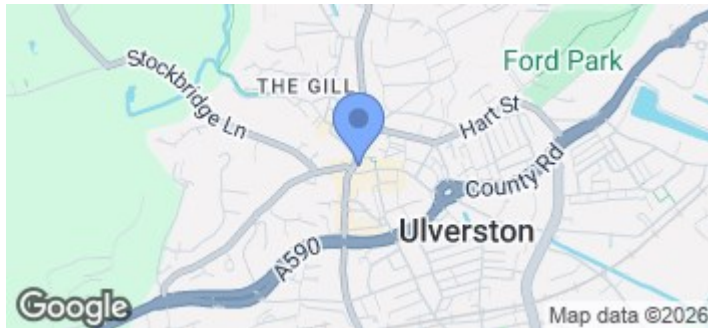




Floor Plan



Area Map



Hybrid Map



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		Current	Potential
<p>For energy efficient - lower running costs</p> <p>100-91% A</p> <p>81-65% B</p> <p>55-80% C</p> <p>35-54% D</p> <p>13-34% E</p> <p>1-12% F</p> <p>0-12% G</p> <p>Not energy efficient - higher running costs</p>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>For environmentally friendly - lower CO₂ emissions</p> <p>100-81% A</p> <p>61-80% B</p> <p>41-60% C</p> <p>21-40% D</p> <p>1-20% E</p> <p>0-20% F</p> <p>0-20% G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	