

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



11 King Street

Ulverston, LA12 7DZ

Offers In The Region Of £195,000



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Offers In The Region Of £195,000



Superb investment opportunity situated in the heart of Ulverston, occupying a prominent position with excellent visibility and convenient access to the town centre and its wide range of amenities. The property comprises a ground floor retail shop together with a three storey, self contained apartment above, currently used as a successful holiday let, offering an attractive combination of commercial and residential accommodation. Early viewing is highly recommended.

The property is entered from the front directly into the spacious shop premises, providing an excellent open plan commercial area with prominent frontage and a range of potential uses, subject to any necessary consents. To the rear of the shop is the rear entrance hall, providing access to the upper floors creating a clear separation between the commercial accommodation and the self-contained apartment above.

Stairs lead to the first floor, opening into a generous open plan lounge/kitchen/diner. This versatile living space provides ample room for both comfortable seating and dining, together with a kitchen area, making it an ideal central hub for the apartment. A staircase continues to the second floor.

The second floor provides a well proportioned bedroom, together with a bathroom and useful utility room, providing dedicated space for laundry and household appliances. A further staircase leads to the third floor.

The top floor provides a further bedroom, offering a good degree of privacy and making excellent use of the full three-storey accommodation. A Velux window offers natural light.

Shop Front

7'3" x 11'5" (2.224 x 3.492)

Kitchen/Lounge/Diner

26'3" x 11'3" (8.002 x 3.439)

Bedroom One

14'4" x 11'5" (4.378 x 3.496)

Bathroom

6'1" x 6'0" (1.874 x 1.852)

Laundry Room

6'5" x 5'0" (1.960 x 1.535)

Landing

13'0" x 4'11" (3.966 x 1.517)

Attic Bedroom

13'10" x 11'6" (4.235 x 3.521)

Rear Entrance Hall

9'7" x 7'1" (2.935 x 2.166)

External WC 1

3'1" x 3'0" (0.965 x 0.917)

External WC 2

5'5" x 2'2" (1.656 x 0.677)

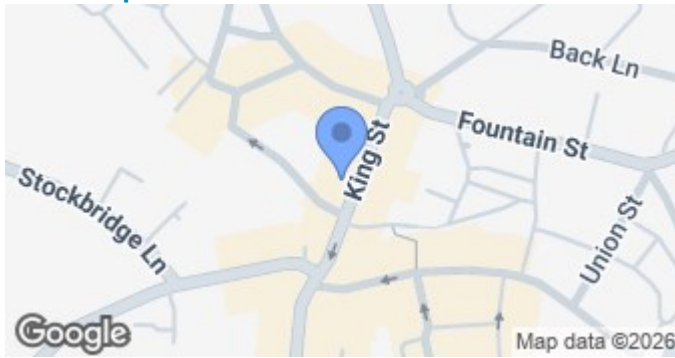


- Prominent location within the Heart of Ulverston
 - Open plan shop
 - Improved to a good standard
- Apartment is current a successful holiday let
 - Residential EPC rating - D

- Three storey self contained apartment
 - Super investment opportunity
- Versatile use, subject to relevant permissions
 - Commercial EPC rating - B



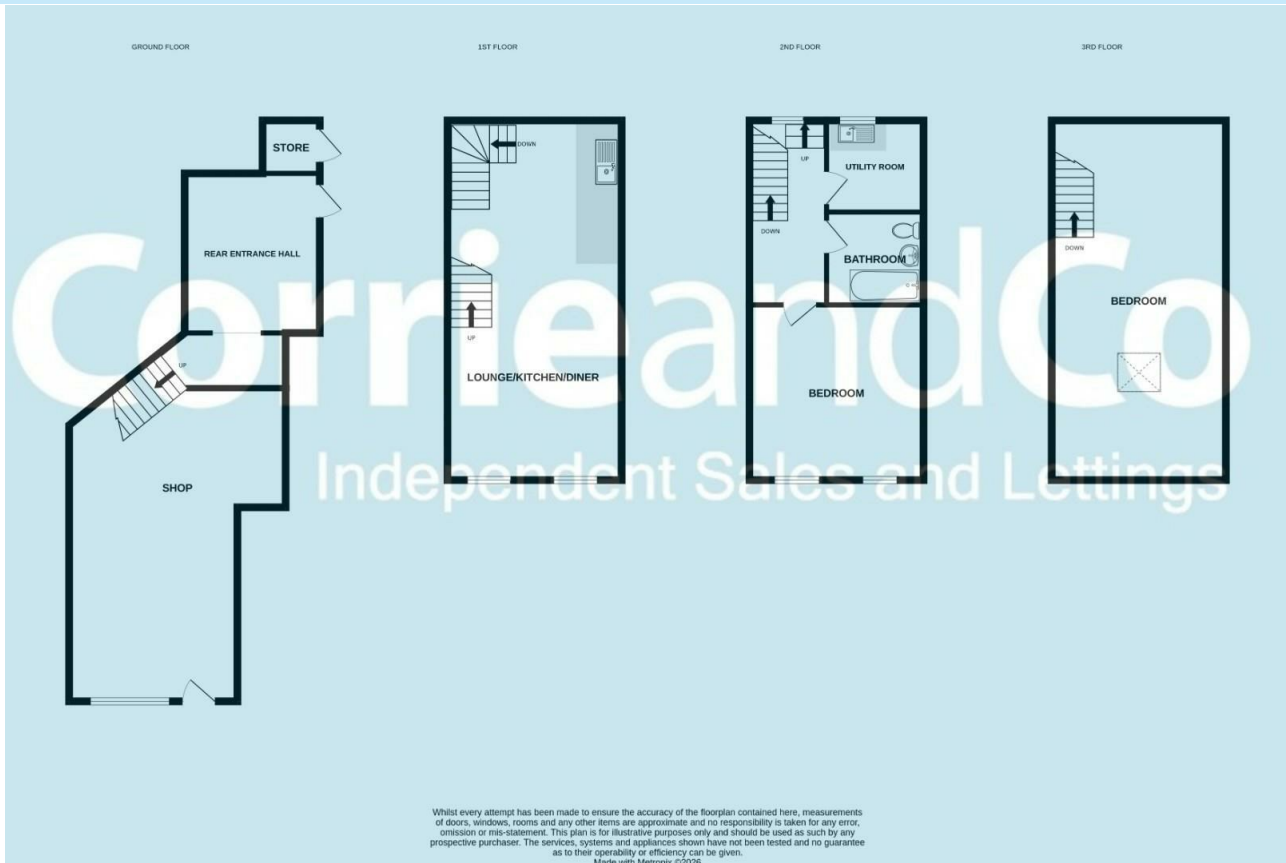
Road Map



Terrain Map



Floor Plan



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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.

