



## 6 Cross Street

Ulverston, LA12 7LF

Offers In The Region Of £250,000



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*These are traditional. redbrick, freehold commercial premises. Previously used as versatile accommodation, over two floors. Valuable benefit and investment opportunity with previous planning permission. The planning consent was for three residential self contained flats. With approx 3000 sq ft of floor area, two flats are two bedrooms and one with one bed. Central location off County Square between New Market and Brogden Street. Vacant possession with an early completion.*

This is a rare opportunity for a central freehold commercial premises. Currently office usage but with (Valuable) benefit of Planning Permission. The building can easily convert to 3 residential properties.

Accommodation to Two Floors presently affording...Entrance/Reception Halls, WC Facilities, Kitchen, Five Excellent Offices, Stairs/Landing, Office/Room with 3 Piece Shower Room, separate Further Office. A lovely, Traditional Brick Building: Super Location (Nr County Square)

### Approach

**Entrance Hall extends to**  
13'9" (4.2)

**Inner Hall extends to**  
14'5" (4.4)

### Gents

### Ladies/Disabled

**General Office**  
23'10" x 11'6" (7.27 x 3.50)

**Office Room Two**  
14'1" x 11'6" (4.30 x 3.50)

**Office Three**  
17'0" x 18'0" (5.18 x 5.48)

**Office Four**  
21'0" x 18'9" (6.40 x 5.72)

**Office Five**  
14'0" x 12'0" (4.26 x 3.65)

**Kitchenette**  
6'4" x 5'11" (1.94 x 1.80)

### Stairway Details

**First Floor Landing extends to**  
10'2" (3.10)

**Store Room**  
8'10" (2.70)

**Eaves Store**  
17'5" x 8'10" (5.3 x 2.70)

**First Floor Office One**  
12'4" x 9'6" (3.75 x 2.89)

**Shower Room (En Suite)**  
7'6" x 5'2" (2.28 x 1.57)

**First Floor Office Two**  
13'11" x 8'7" (4.24 x 2.62)

### Exterior

### Planning Permission



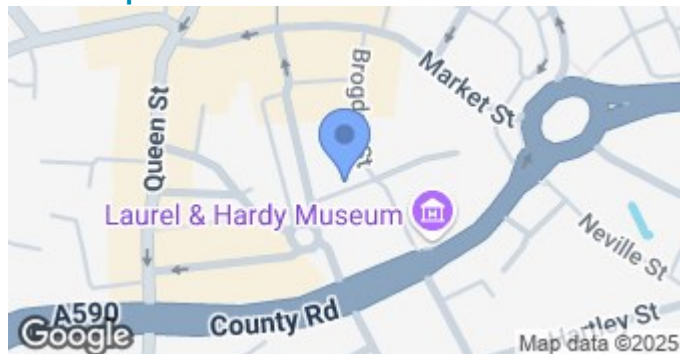


- Freehold Commercial Premises
  - Previous Planning Consent
  - Vacant Possession

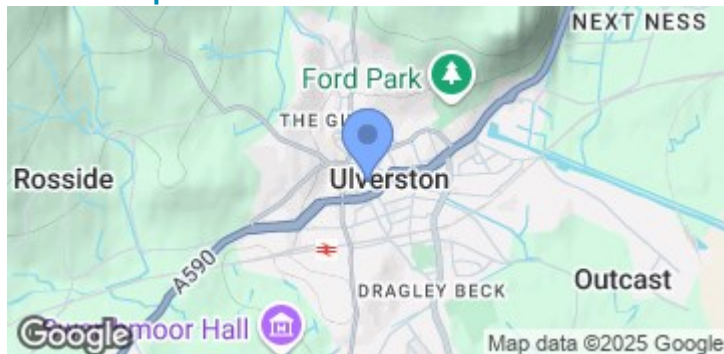
- Versatile Accommodation
  - Central Location
  - Early Completion



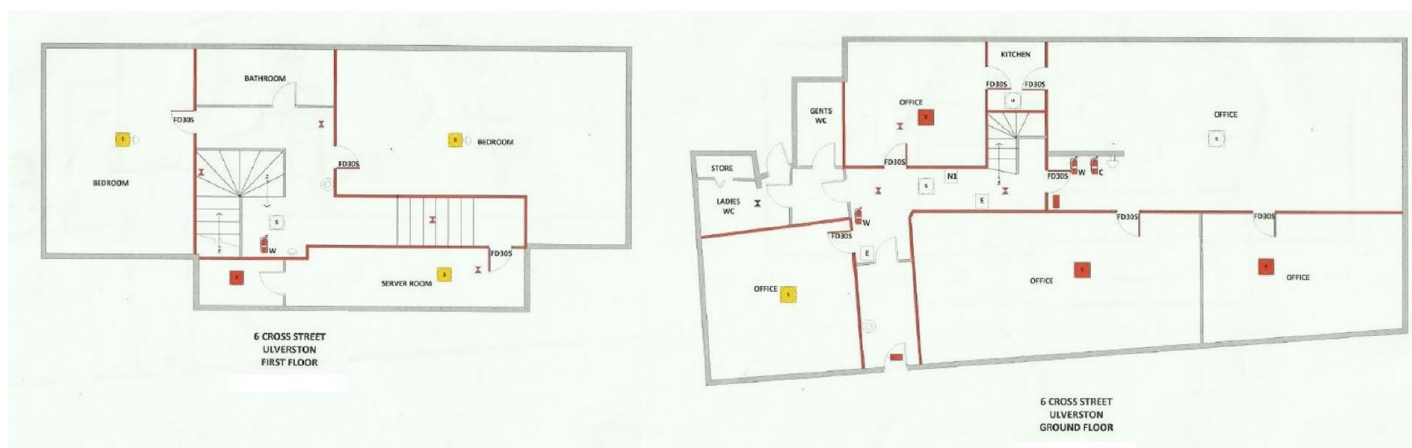
## Road Map



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	84	1
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		