



## 2, Queen Street, Ulverston, LA12 7AX

Offered for lease for the first time - viewing essential  
This is one of Ulverston's iconic and central, listed, commercial buildings. Central, Georgian (elaborate) styled Banking Hall of circa 1150 sq ft / 107 sqm. Stunning vaulted plaster ceilings, height of 19ft / 6.0m, many appealing architectural features.

Two private / Independent rooms - each of 18ft

Vestibule, Entry Hall, Staff Room and units, Ladies / Gents facilities

Competitive Rental : £18000 pa ( No Vat ), F.R.I, Six Year Term

External : by negotiation, parking.

Offers in respect of freehold / long leasehold considered " david@corrieandco.co.uk

- For Lease
- Town Centre Location
- Grade II Listed
- Vaulted plaster ceilings
- EPC G

**£18,000 Per Annum\***

# Floorplan



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.

