



## Ulverston Windows, North Lonsdale Road, Ulverston, LA12 9DJ

Modern, purpose built commercial premises with a prominent established location. Well maintained and presented, extended offering versatility for use. Obvious potential for division or sub-let.

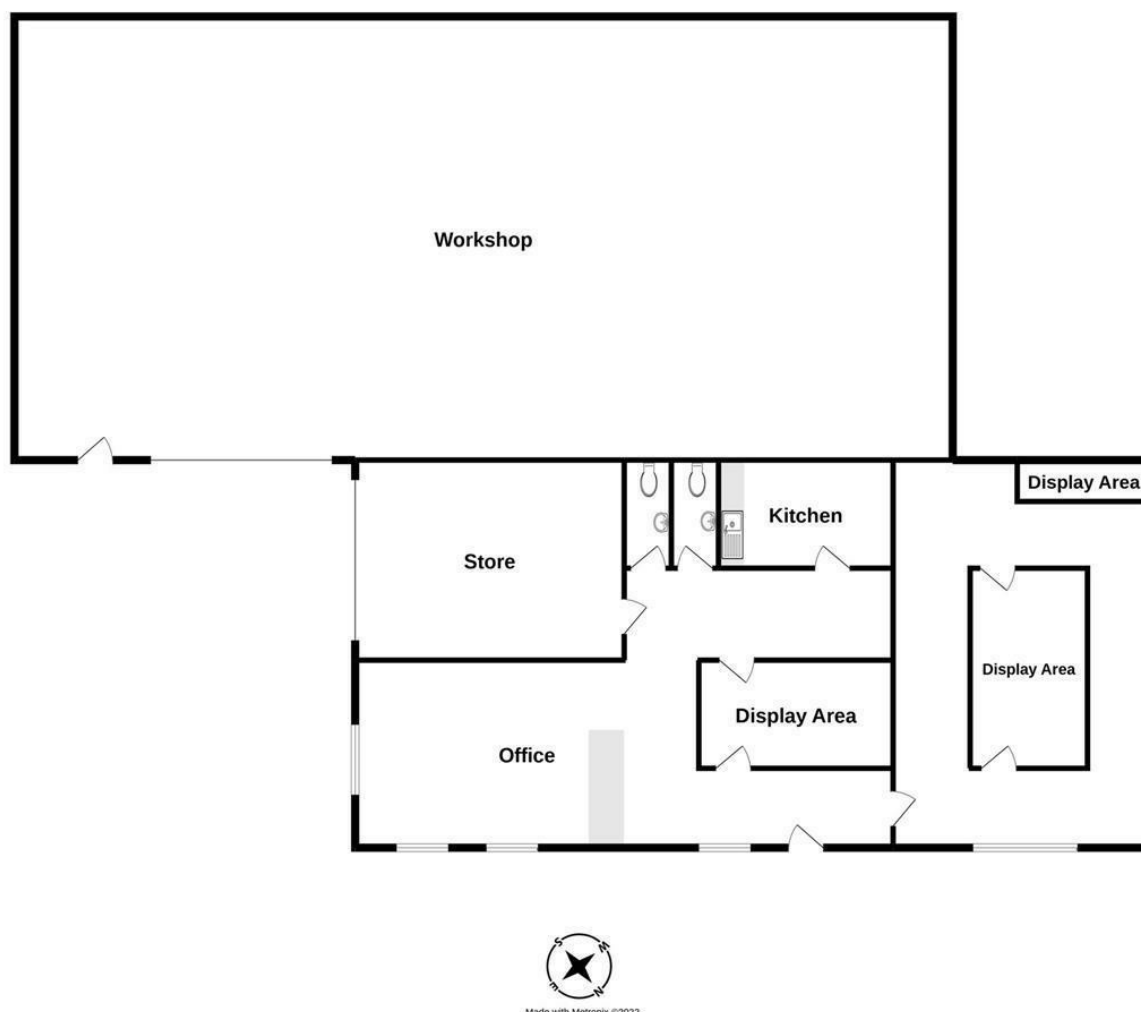
Reception and Hall is front facing with laminate floor.  
General Office of 24ft/7.3m and a private inner office.  
Show Room of 28ft/8.5m - 51sq ft / 48m2.  
Rear Hall, Kitchenette, W/C's, 19ft/5.7m Garage and Shed with Roller Shutter Door.  
S/C Workshop 69ft/21m X 36ft/11m - Well Equipped - 3 Phase and High Ceilings.  
Front and Open Concrete Apron for Parking and Deliveries etc.

- 3 Phase Electric
- High Level Roller Shutter Door
- Large Front Apron - Easy Access
- Water and Electric throughout
- Good Prominent Location
- Large Commercial Premises
- On-Site Toilet Facilities
- EPC E

**£40,000 Per Annum\***

## Floorplan

### Ground Floor



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.

