



Bluebell & Ivy 18, Queen Street, Ulverston, LA12 7AF

A well-presented and highly visible traditional shop/retail premises, Grade 2 Listed, prominently positioned on the fringe of the town centre with direct frontage and clear sight lines onto the town's one-way system, ensuring strong passing footfall and vehicular exposure. The property benefits from an attractive twin window frontage, providing excellent display potential and natural light, and offers versatile accommodation suitable for a wide range of commercial uses, subject to any necessary consents. The premises is currently held on a lease of £9,000 per annum, with terms negotiable for early occupation, offering an appealing opportunity for owner-occupiers or investors alike. All enquiries strictly through Corrie and Co.

- Prominent Ground Floor Shop Premises
- Town Centre Location
- Double Front Window Display Area
- Back Room with WC
- Versatile Accommodation (Subject to Change of Use)
- Current Business is Relocating
- Grade 2 Listed

£9,000 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	