



9, Upper Brook Street, Ulverston, LA12 7BH

Nestled in the heart of Ulverston, this prominent commercial retail property on Upper Brook Street offers an excellent opportunity for businesses seeking a well-located space. The shop boasts a striking double front, ensuring high visibility and foot traffic, making it an ideal spot for retail ventures.

Spanning an impressive 91 square metres, the largely open-plan layout provides ample room for creative displays and customer engagement. Its proximity to the junction with King Street further enhances its appeal, as this area is known for attracting both locals and visitors alike.

This property is perfect for those looking to establish or expand their business in a vibrant community. With its advantageous location and spacious interior, it presents a fantastic opportunity to create a welcoming environment for customers. Don't miss the chance to make this prime retail space your own.

- Fantastic Location
- Double fronted ground floor shop
- Largely open plan
- Good for display purposes and versatile for use
- Competitive lease terms, lease upto 6 years
- All enquiries: Sole agents, Corrie and Co
- Available for early occupation
- EPC rating D

£11,000 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.

