



## 152 Market Street

Dalton-In-Furness, LA15 8RQ

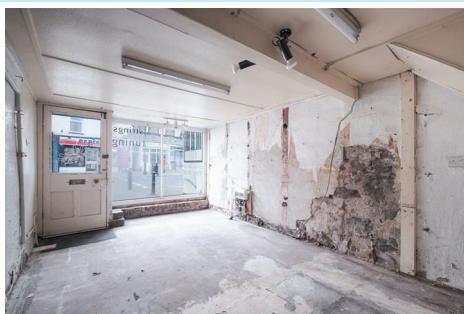
Asking Price £65,000



# 152 Market Street

Dalton-In-Furness, LA15 8RQ

## Asking Price £65,000



*Nestled in the heart of Dalton-In-Furness on Market Street. This versatile property offers ample potential for various retail ventures, making it a prime location for attracting local customers. This property presents an excellent opportunity for those looking to expand their business or step into their first retail space. This property is Grade II Listed for mixed use.*

With its spacious interior, the shop offers ample room for displays and customer engagement, making it an ideal setting for a variety of businesses. The layout is versatile, allowing for easy adaptation to suit your specific needs. To the front of the property there is a large window allowing in plenty of light. In the main shop you'll find a spacious mezzanine storage room towards the upper level of the shop.

Heading to the back of the property, before the conservatory there is a W/C, which is a great bonus. At the back of the property there is a lovely garden filled with greenery and a pathway down to the back gate. This leads on to private parking for two cars. This property could be off great potential if wanting to change into a two bedroom house subject to planning.

This property represents a fantastic opportunity to establish or expand your business in a welcoming and supportive community. Do not miss the chance to make this shop your own and contribute to the bustling market scene of Dalton-In-Furness.

### Shop Area One

19'11" x 8'1" (6.09 x 2.48)

### Shop Area Two

16'10" x 10'11" (5.15 x 3.35)

### Office Area

11'11" x 10'9" (3.64 x 3.30)

### First Floor Room

10'5" max x 20'2" (3.20 max x 6.17)

### Conservatory

10'7" x 10'6" (3.23 x 3.22)



- Prime Location
- Investment Potential
- Close to Amenities
- Private Parking
- Garden To The Rear
- No Chain
- Grade II Listed



## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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			
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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	